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## NW 84 AVE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Lac La Biche, Alberta


**Listing ID:**  
32691


**MLS ID:**  
A2267850

**\$499,000**



 **JAMES PIQUETTE**  
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 RE/MAX LA BICHE REALTY  
 780-623-2514

 NW 84 Ave , Lac La Biche , Alberta T0A 2C0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 172
<b>Zoning</b> Highway Commercial Distri	<b>Subdivision</b> Lac La Biche	<b>Structure Type</b> None
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business	<b>Legal Plan</b> 0622298
<b>Building Area (Sq. Ft.)</b> 0.00	<b>Building Area (Sq. M.)</b> 0.00	<b>Lot Size (Sq. Ft.)</b> 376794
<b>Lot Size (Acres)</b> 8.65	<b>Inclusions</b> N/A	<b>Restrictions</b> Call Lister
<b>Reports</b> None		

Prime Highway 881 Development Opportunity! Seize the potential of 8.65 acres with prime highway frontage in town. This strategic location offers direct access via a paved road along the north side of the parcel, with town water and sewer services conveniently nearby. Perfect for a commercial strip mall or service center, this property is ideally positioned to capture high-visibility traffic heading to Conklin and Fort McMurray. A rare investment opportunity in a growing area. Build your business where opportunity meets demand!

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