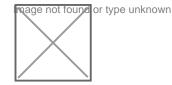


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **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

**(780)** 623-9700

■ RE/MAX LA BICHE REALTY

**2** 780-623-2514

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

**Transaction Type** 

For Sale

Zoning

Highway Commercial Distri

Property Type Commercial

**Building Area (Sq. Ft.)** 

0.00

Lot Size (Acres)

8.65

**Reports** None Title

Fee Simple

Subdivision

Lac La Biche

**Property Sub Type** 

**Business** 

Building Area (Sq. M.)

0.00

Inclusions

N/A

**Days On Market** 

61

**Structure Type** 

None

Legal Plan 0622298

Lot Size (Sq. Ft.)

376794

Restrictions
Call Lister

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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