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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**  
 (780) 623-9700

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

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

<b>Transaction Type</b>	<b>Title</b>	<b>Days On Market</b>
For Sale	Fee Simple	107
<b>Zoning</b>	<b>Subdivision</b>	<b>Structure Type</b>
Highway Commercial Distri	Lac La Biche	None
<b>Property Type</b>	<b>Property Sub Type</b>	<b>Legal Plan</b>
Commercial	Business	0622298
<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>	<b>Lot Size (Sq. Ft.)</b>
0.00	0.00	376794
<b>Lot Size (Acres)</b>	<b>Inclusions</b>	<b>Restrictions</b>
8.65	N/A	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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