

# \$2,500,000 - On 106 Street, Grande Prairie

MLS® #A2164585

**\$2,500,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Stone Ridge, Grande Prairie, Alberta

4 acre multi-family site located in Stone Ridge next to the Eastlink Centre Multiplex, St Joseph Catholic High School, Charles Spencer Public High School, Coca Cola twin rinks on 68th avenue. This site backs onto a large pond & would be the ideal location for GP's premier condo development. Stone Ridge has been designed with a user-friendly, pedestrian-oriented feel in mind. Similar Craftsman Style architectural standards & themes are being used for the commercial & residential components of the subdivision creating an environment appealing to the residents, businesses & visitors of Stone Ridge. Options for this site are numerous with potential for a 4 storey condo, townhouses or a mixed use building with a commercial & residential component. This site is close to parks, walking trails, Bear Creek ravine & amenities including restaurants, medical & professional services & other local businesses. Flexible parcel size options may be available upon request and subsequent subdivision process. Listing agent is related to the seller.

Built in 2020

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | A2164585    |
| Price     | \$2,500,000 |
| Bathrooms | 0.00        |
| Acres     | 0.00        |



|            |            |
|------------|------------|
| Year Built | 2020       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | On 106 Street  |
| Subdivision | Stone Ridge    |
| City        | Grande Prairie |
| County      | Grande Prairie |
| Province    | Alberta        |
| Postal Code | T0H 0H0        |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2024 |
| Days on Market | 206                  |
| Zoning         | Flexible zoning      |

### **Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Royal LePage - The Realty Group |
|----------------|---------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.