

**On 106 Street  
Grande Prairie, Alberta**

**MLS # A2164585**



## \$2,500,000

**Division:** Stone Ridge

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 0 sq.ft.

**Zoning:** Flexible zoning

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** Public Sewer

**Lot Feat:** -

**Inclusions:** N/A

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.