

# \$699,900 - 9402 93 Street, Grande Prairie

MLS® #A2182441

**\$699,900**

0 Bedroom, 0.00 Bathroom,  
Land on 0.86 Acres

Smith., Grande Prairie, Alberta

36 unit Apartment Building development permit approved on this .86 acre piece of land strategically located within in walking distance to downtown Grande Prairie, down the street from a new rec center and on a bus route! Its unique breakdown could qualify for the CMHC select program allowing as low as 5% down due to 18 units being 1 bedroom, 10-2 bedrooms, and 8- 3 bedroom units. This unique opportunity comes with years of sweat equity from the sellers spent on getting an approved development permit, designing drawings and planning out the site layout. Please ask for a full brochure and get working on your next Investment Build today!

## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2182441         |
| Price     | \$699,900        |
| Bathrooms | 0.00             |
| Acres     | 0.86             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 9402 93 Street |
| Subdivision | Smith.         |
| City        | Grande Prairie |
| County      | Grande Prairie |



**Price Reduced! Apartment Complex Development**



**SAMPLE BUILDINGS**



**Top benefits of this deal** 

- City approved development permit for 36 unit apartment complex
- Engineer stamped drawings
- 18 1-bed suites will help to qualify for CMHC select financing
- Seller has original subdivision geo technical and environmental
- Central location steps from a bus route and within walking distance to shopping, downtown Grande Prairie, parks, and a recreation center.
- No GST charged if buyer has a GST number

**Daniel Cram**  
Real Estate Agent  
Sutton Group Grande  
Prairie Professionals

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**\$699,900**  
**9402 & 9414 93 St,**  
**Grande Prairie**



|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T8V 7S1 |

**Exterior**

|                 |                     |
|-----------------|---------------------|
| Lot Description | Near Public Transit |
|-----------------|---------------------|

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | December 12th, 2024 |
| Days on Market | 168                 |
| Zoning         | RM                  |

**Listing Details**

|                |   |
|----------------|---|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|---|

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