

# \$709,900 - 9402 93 Street, Grande Prairie

MLS® #A2182441

**\$709,900**

0 Bedroom, 0.00 Bathroom,  
Land on 0.86 Acres

Smith., Grande Prairie, Alberta

36 unit Appartment 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	\$709,900
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



**Apartment Complex Development Opportunity**



**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

 +1 780-814-9482  
 hello@danielcram.ca  
 DanielCram.ca

**\$720,000**  
**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	154
Zoning	RM

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.