

# \$600,000 - Nw 84 Ave, Lac La Biche

MLS® #A2223331

**\$600,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 8.65 Acres

Lac La Biche, Lac La Biche, Alberta

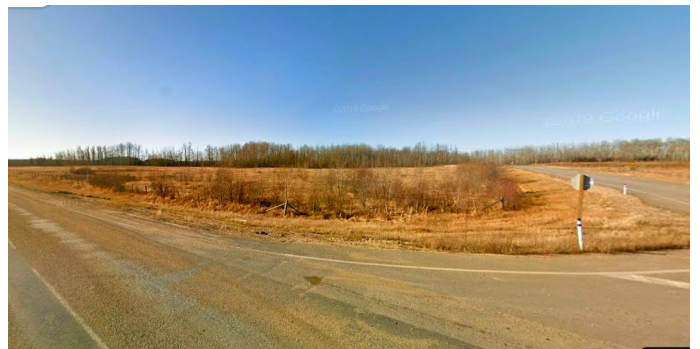
Prime Highway 881 Development Opportunity!  
Seize the potential of 8.65 acres with prime highway frontage in town. This strategic location offers direct access via a paved road along the north side of the parcel, with town water and sewer services conveniently nearby. Perfect for a commercial strip 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!

## Essential Information

MLS® #	A2223331
Price	\$600,000
Bathrooms	0.00
Acres	8.65
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	Nw 84 Ave
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0



**Additional Information**

Date Listed	May 21st, 2025
Days on Market	92
Zoning	Highway Commercial Distri

**Listing Details**

Listing Office	RE/MAX LA BICHE REALTY
----------------	------------------------

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.