

FOR SALE

5.69 ACRES WESTPOINTE

GRANDE PRAIRIE, AB



COMMUNITY KNOWLEDGE CAMPUS

ÉCOLE NOUVELLE FRONTIÈRE

ISABEL CAMPBELL PUBLIC SHCHOOL

WESTPOINTE COMMUNITY CHURCH

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±5.69 ACRE DEVELOPMENT OPPORTUNITY

PROPERTY HIGHLIGHTS

MUNICIPAL ADDRESS

11545 77 AVE,

GRANDE PRAIRIE

LEGAL DESCRIPTION

LOT 90, BLOCK 7,

PLAN 0820402

ZONING

RM-MEDIUM DENSITY

RESIDENTIAL

NEIGHBOURHOOD

WESTPOINTE

SITE SIZE

±5.69 ACRES

PROPERTY TAX

±\$28,668.35

(2023)

SALE PRICE

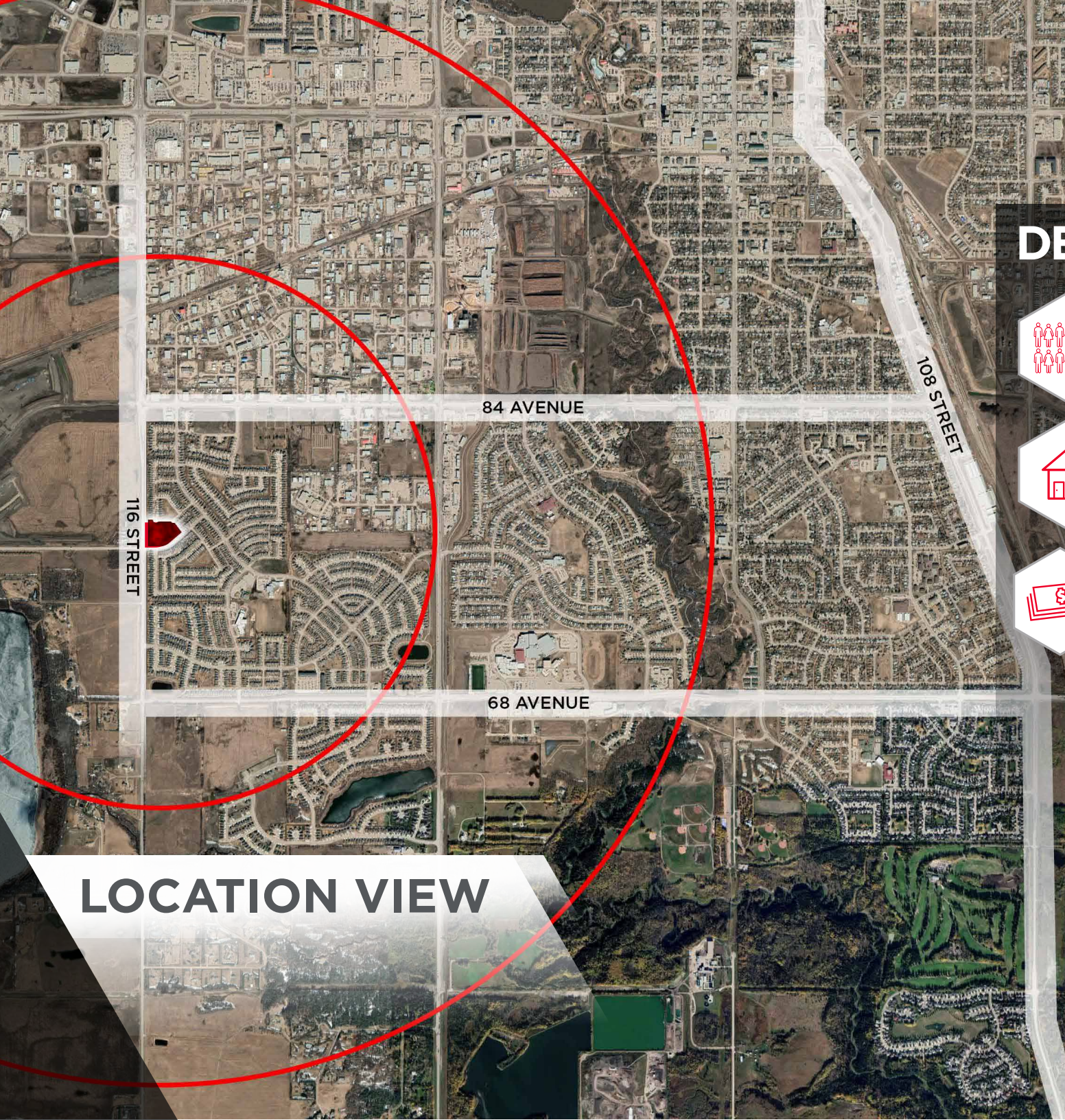
\$2,015,000

\$364,675

PER ACRE

PROPERTY HIGHLIGHTS

- Located in South West Grande Prairie Westpointe Neighbourhood
- East of 116 Street and North of 77 Ave
- Medium Density Residential Zoned Land-RM
- Grande Prairie has an immediate population of ±77,348 (Est. 2024)
- Servicing a trade area of 280,000+ people



DEMOGRAPHICS



POPULATION

1km	3km	5km
4,433	14,743	39,993



HOUSEHOLDS

1km	3km	5km
1,579	5,228	15,135



AVERAGE INCOME

1km	3km	5km
150,142	158,456	130,033

LOCATION VIEW

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