

FOR SALE

**± 8.46 ACRE
WESTPOINTE
DEVELOPMENT
SITE**

**113 STREET AND
84 AVENUE,
GRANDE PRAIRIE, AB**

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
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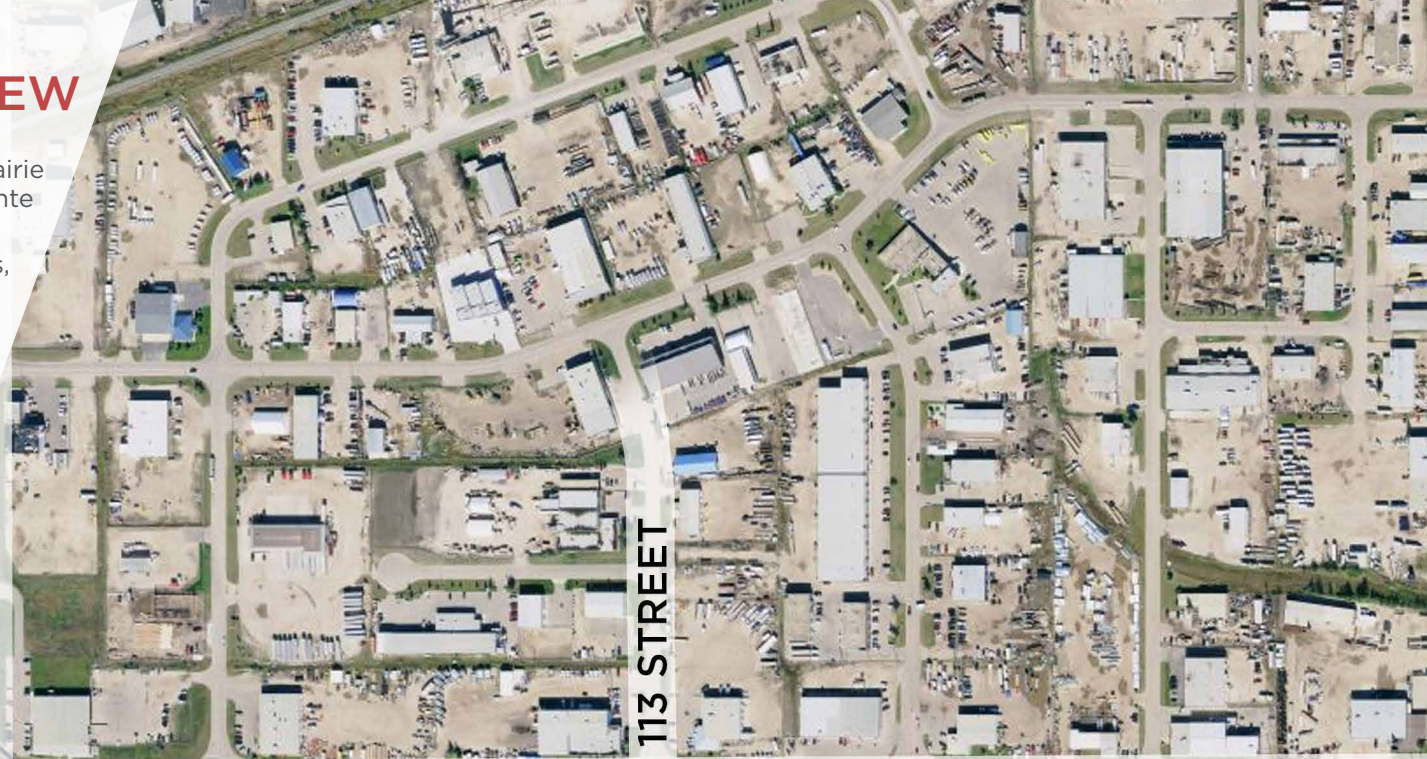
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PROPERTY OVERVIEW

- Located in the South West Grande Prairie Neighbourhood of Westpointe
- Adjacent to two major transportation corridors, directly fronting 84th Avenue, an East-West corridor, and 116th Street, a North-South corridor
- Close to amenities, including Costco and other grocers
- Less than 10 minutes to the Grande Prairie airport
- Estimated 2024 population of 77,348
 - Potential for up to 8 story development
- Transit service within Westpointe
- Walking distance to developed parks
 - Gas bar, car wash, convenience and liquor store (North entrance, 84th Avenue)



RANGE ROAD 63/116 STREET

84 AVENUE



SITE

PROPERTY DETAILS

LEGAL DESCRIPTION

Flying Shot Lake Settlement

ZONING

RM - Medium Density Residential

NEIGHBOURHOOD

Westpointe

PROPERTY TAXES

\$38,628.37 (2023)

LOT AREA

±8.46 Acres

SALE PRICE

\$2,760,000

(\$326,241 per Acre)

GRANDE PRAIRIE

SITE

DEMOGRAPHICS

POPULATION



1km	3km	5km
5,976	16,823	47,886

HOUSEHOLDS



1km	3km	5km
2,166	6,101	18,522

AVERAGE INCOME



1km	3km	5km
\$138,927	\$142,427	\$123,908



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