

SALE

CORNER DOWNTOWN DEVELOPMENT LAND

9722 - 99 AVENUE
GRANDE PRAIRIE, AB

HIGH EXPOSURE SITE

PRICE REDUCED

**Cushman & Wakefield
Edmonton**

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PROPERTY HIGHLIGHTS

Ideal for a new retail development

Centrally located in core business district.

Downtown Intersection at 99 Ave & Resources Rd.

Across the road from CO-OP Grocery and Town Centre Mall

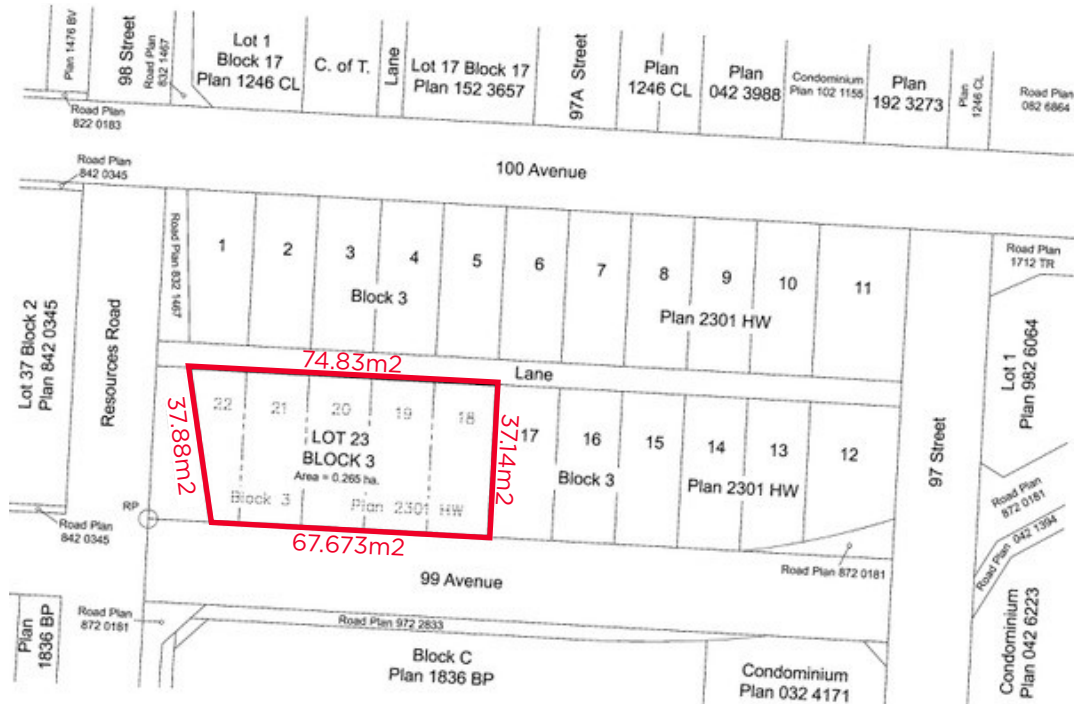
Central Commercial District Zoning:
[\(click link\)](#)

PRICE:
 \$949,000 (\$33/SF)



SITE PLAN

TOTAL AREA: 2655m²
 (28,585 SF)



PROPERTY DETAILS

MUNICIPAL ADDRESS
9722 THRU 9734 - 99 AVE
GRANDE PRAIRIE, AB

LEGAL DESCRIPTION
2122667 BLOCK: 3 LOT: 23

NEIGHBORHOOD
CENTRAL BUSINESS
DISTRICT

LOT AREA
RECTANGULAR

SIZE
28,585 SF (0.65 ACRES)

UTILITIES
FULL SERVICE ON SITE

TRAFFIC COUNT
34,142



DEMOGRAPHICS



POPULATION

1km	3km	5km
7,763	45,102	72,689



AVERAGE INCOME

1km	3km	5km
\$76,231	\$107,928	\$119,506



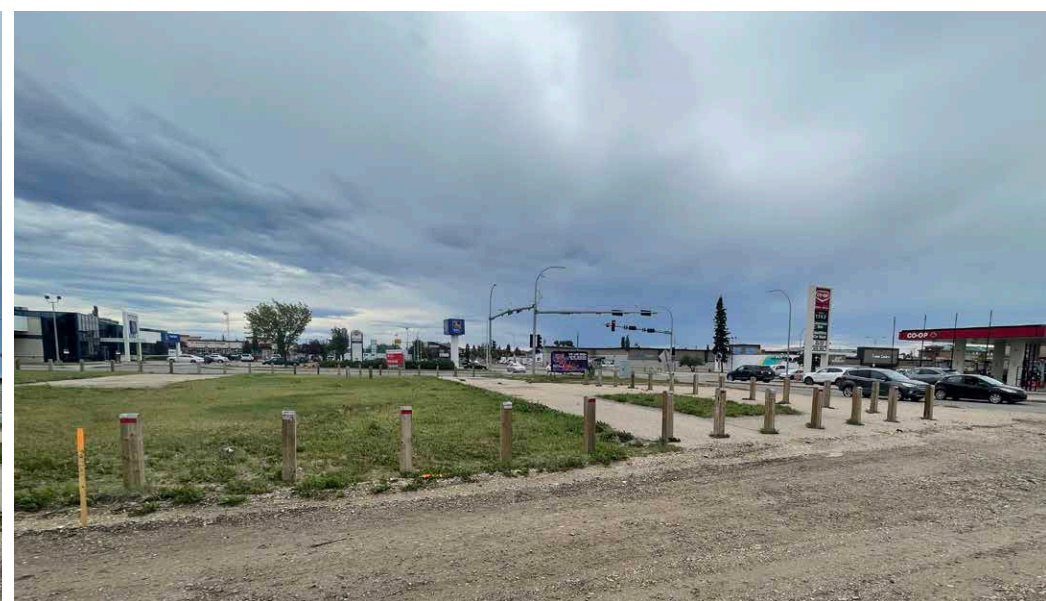
HOUSEHOLDS

1km	3km	5km
3,345	17,167	26,267



VEHICLES PER DAY

16,436 on Resources Road



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