



VISION WEST INDUSTRIAL LOTS

FOR SALE

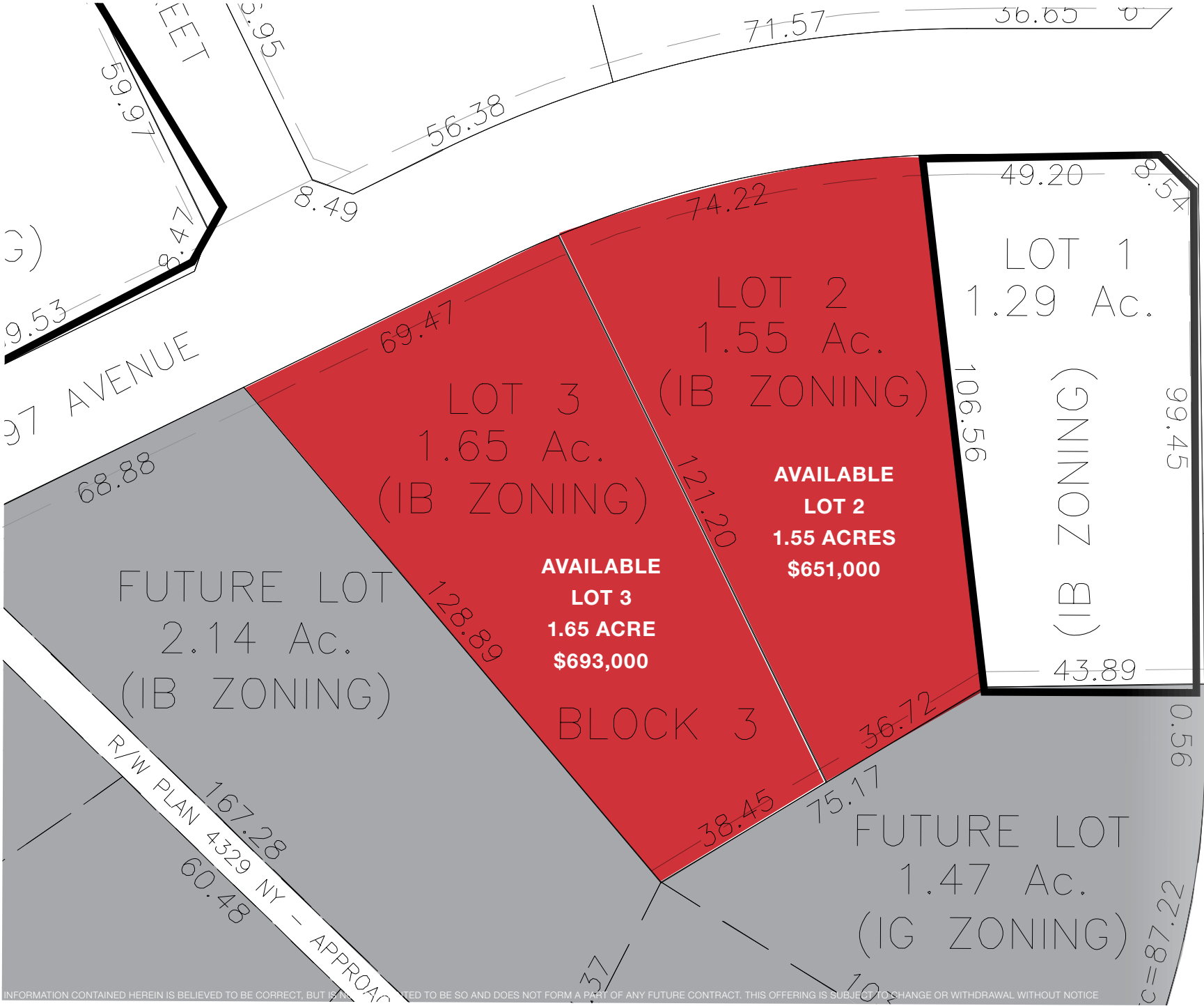
12009 - 97 AVENUE, GRANDE PRAIRIE, AB



CONOR CLARKE
Associate
587 635 2480
cclarke@naiedmonton.com

NAI COMMERCIAL REAL ESTATE INC.
4601 99 Street NW
Edmonton, AB T6E 4Y1
780 436 7410 | naiedmonton.com

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE



THE OPPORTUNITY

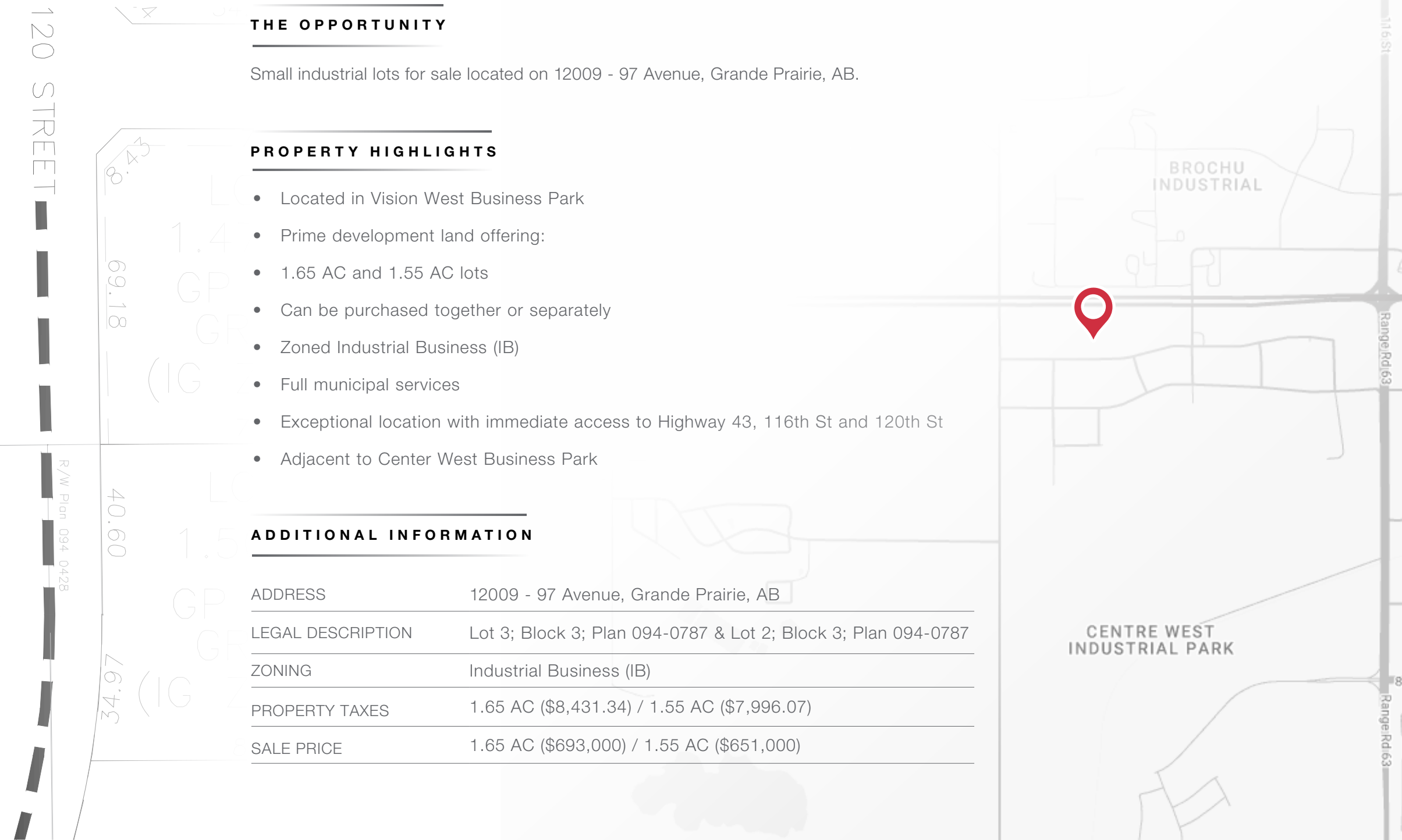
Small industrial lots for sale located on 12009 - 97 Avenue, Grande Prairie, AB.

PROPERTY HIGHLIGHTS

- Located in Vision West Business Park
- Prime development land offering:
- 1.65 AC and 1.55 AC lots
- Can be purchased together or separately
- Zoned Industrial Business (IB)
- Full municipal services
- Exceptional location with immediate access to Highway 43, 116th St and 120th St
- Adjacent to Center West Business Park

ADDITIONAL INFORMATION

ADDRESS	12009 - 97 Avenue, Grande Prairie, AB
LEGAL DESCRIPTION	Lot 3; Block 3; Plan 094-0787 & Lot 2; Block 3; Plan 094-0787
ZONING	Industrial Business (IB)
PROPERTY TAXES	1.65 AC (\$8,431.34) / 1.55 AC (\$7,996.07)
SALE PRICE	1.65 AC (\$693,000) / 1.55 AC (\$651,000)



VISION WEST LAND | FOR SALE
12009 - 97 AVENUE, GRANDE PRAIRIE, AB

PROPERTY LOCATION

Located in Vision West Business Park - 120th Street - 124th Street & Highway 43

5

MINUTES TO
GRANDE PRAIRIE AIRPORT

1

MINUTE TO
HIGHWAY 43



53,626
POPULATION
IN AREA



19,938
HOUSEHOLDS



\$110,870
AVERAGE
HOUSEHOLD
INCOME



2,522
BUSINESSES
NEARBY

2022 COSTAR DEMOOGRAPHICS - WITHIN 5 KM RADIUS

7394 CC23

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