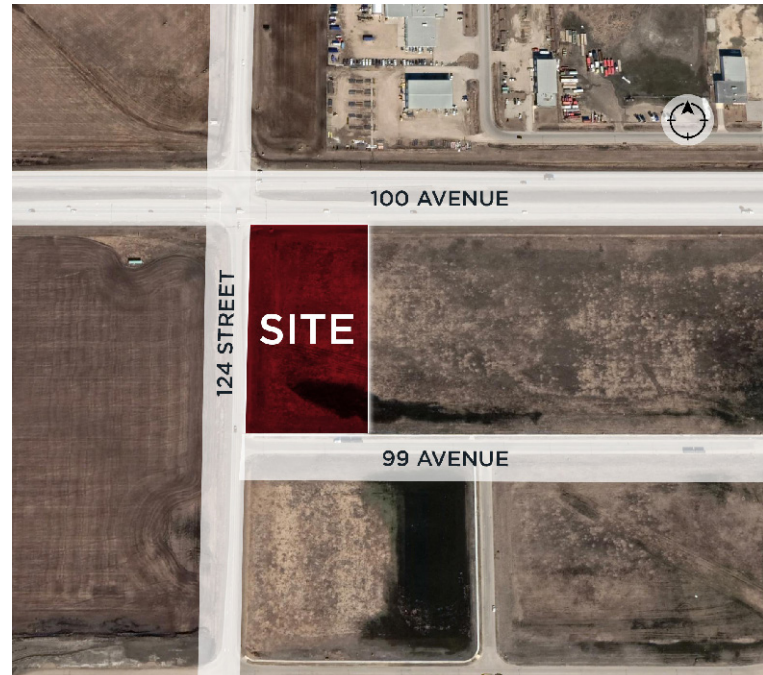




±5 Acres within Vision West Business Park

Property Highlights

- ±5 Acres
- Zoned Arterial Commercial
- Borders Highway 43 at Southeast corner of 124 Street
- First point of contact from airport (South 124 Street)
- Total trade area of approximately 289,000
- Approximately 69,088 residents in Grande Prairie (2018)
- Exposure to 23,797 vehicles per day (2018)
- Signage income in place



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Property Details

Municipal Address:	12310 99 Avenue, Grande Prairie, AB	Neighbourhood:	Vision West Business Park
Legal Description:	Plan 1621254; Block 1; Lot 9	Property Taxes:	\$59,093.22 (2020)
Zoning:	CA - Arterial Commercial	Property Tax Assessment:	\$3,040,400 (2020)

Aerial



Concept Plan



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