

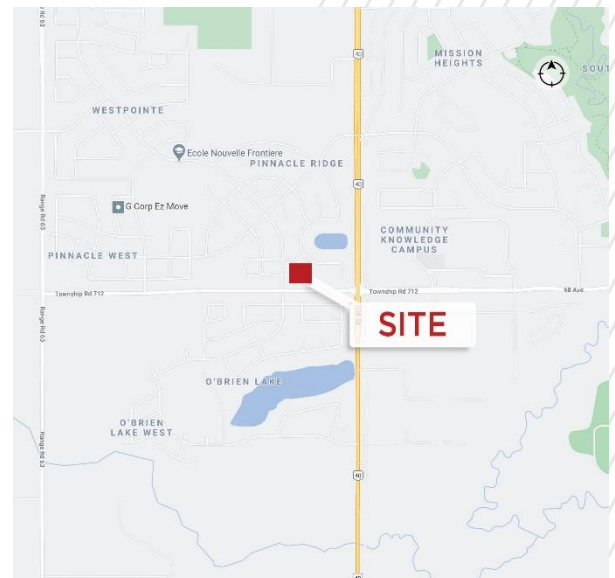
FOR SALE

**6801 Pinnacle Street
Grande Prairie, Alberta**



PROPERTY HIGHLIGHTS

Subject property is approximately 40,000 square feet of excess lands north of a marquee convenience store and gas bar. The site has excellent exposure and access to Pinnacle Street and proximity to a major artery, 108 St, (Highway 40). It is one block west of Community Knowledge Campus that contains 2 high schools and Eastlink Recreation Centre. The purchaser will be responsible for subdivision of the site.



BUILDING SF	Development Site
LAND SF	40,000 TBC
YEAR BUILT	N/A
PARKING	TBD
TRAFFIC COUNTS	28,166 (2020)

SIGNAGE TYPE	TBC
1-MILE (POP.)	10,930 (2020 Est.)
3-MILE (POP.)	47,183 (2020 Est.)
MED. INCOME	\$123,427 (2020 Est.)
SPACE USE	CL-Local Commercial District

SHER FRENCH
Account Director
+1 314 391 2980
sher.french@cushwake.com

Doug Bauer
Senior Associate
+1 780 991 6456
doug.bauer@cwedm.com

Jeff McCammon
Partner
+1 780 445 0026
jeff.mccammon@cwedm.com

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

6801 Pinnacle Street
Grande Prairie, Alberta



Market Overview

As one of the most significant Northern Alberta markets, Grande Prairie services a trade area of 290,000+ people. The immediate population of Grande Prairie is ±69,088 and the city has a median age of 31.9. The subject property is located in the Pinnacle Ridge neighborhood in Southwest Grande Prairie. The site's location services major residential areas, with proximity to institutions and major retail nodes.



LEGAL INFORMATION

TAX PARCEL ID	811400
2020 RE TAXES	\$51,376.87
ZONING	CL-Local Commercial District



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

SHER FRENCH
Account Director
+1 314 391 2980
sher.french@cushwake.com

Doug Bauer
Senior Associate
+1 780 991 6456
doug.bauer@cwedm.com

Jeff McCammon
Partner
+1 780 445 0026
jeff.mccammon@cwedm.com