

132 AVENUE

102 STREET

JUDICIAL SALE

**COMMUNITY OF
NORTHRIDGE IN THE CITY
OF GRANDE PRAIRIE**

24.30 Acres

Southwest Corner - 132 Avenue & 102 Street,
Grande Prairie, AB

Cushman & Wakefield Edmonton

Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
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Doug Rae

Partner

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David Cooney

Partner

780 917 8327

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PROPERTY DETAILS

LEGAL

Northeast Section 35

Township 71

Range 6

With Plan exceptions (as further
described on title)

Deferred Reserve (in favor of the City
of Grande Prairie) of 2.05 acres

ZONING

RS (Small Lot Residential)

RC (Combined Density Residential)

RM (Medium Density Residential)

Full Services have been reported
as being to the property line

FIRST BID DEADLINE

June 6, 2023

SECOND ROUND OF BIDS FOR SELECTED PARTIES

July 14, 2023

PRESENTATION OF WINNING BID

July 28, 2023

CLOSING

August 31, 2023

ASKING PRICE

\$2,673,000



AERIAL



132 AVENUE

ROYAL OAKS NORTH

POPULATION:
940

AVERAGE HOUSEHOLD INCOME:
\$184,646

NORTHRIDGE
POPULATION:
1,753

AVERAGE HOUSEHOLD INCOME:
\$126,378

SCENIC RIDGE

POPULATION:
959

AVERAGE HOUSEHOLD INCOME:
\$98,830

ROYAL OAKS
POPULATION:
1,605

AVERAGE HOUSEHOLD INCOME:
\$179,635

CRYSTAL RIDGE
POPULATION:
2,067

AVERAGE HOUSEHOLD INCOME:
\$98,830

CRYSTAL LAKE ESTATES
POPULATION:
1,149

AVERAGE HOUSEHOLD INCOME:
\$151,114

116 AVENUE

AVONDALE
POPULATION:
1,316

AVERAGE HOUSEHOLD INCOME:
\$112,135

108 STREET

100 STREET



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WAKEFIELD**
Edmonton

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