

FOR SALE **±1.2 Acres Commercial Land** 10128 128 Avenue, Grande Prairie, AB



# **Commercial Land Parcel**

# **Property Highlights**

- Located in an Industrial/Retail corridor with proximity to Highway 43.
- Surrounding developments consists of industrial & retail with significant single family roof tops to the South West (North Ridge).
- Grande Prairie exhibits an immediate population of  $\pm 66,720$ .
- Services a Trade area of ±290,000.
- List Price: \$600,000.00.



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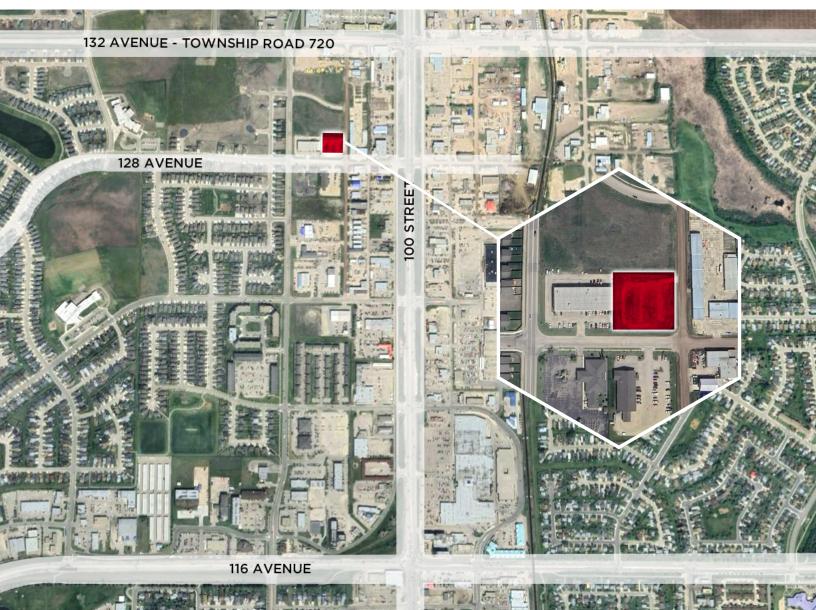


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## **Property Details**

Municipal Address:	10128 128 Avenue Grande Prairie AB	Neighbourhood:	Northridge
Legal Description:	Lot 2 Block 3 Plan 0621904	Property Taxes 2022:	\$10,247.02
Zoning:	CA-Arterial Commercial	Property Tax Assessment 2022:	\$480,400

### Aerial



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