

FOR SALE

**±2.18 ACRES
RM-MEDIUM DENSITY
RESIDENTIAL
ZONED LAND**

Multifamily Development Opportunity

9001 92 Avenue, Grande Prairie, AB

Cushman & Wakefield Edmonton

Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

Raphael Yau

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PROPERTY HIGHLIGHTS

- RM Zoning allows for 30 Units Minimum Density on this parcel and potentially up to 83 Units Maximum Density.
- Grande Prairie exhibits an immediate population of $\pm 66,720$.
- Servicing a Trade area of $\pm 290,000$.
- 2021 Estimated income \$108,948 within 3 KM of the site.
- List Price: \$1,144,500.00.

100 AVENUE - TOWNSHIP ROAD 714

92 AVENUE

92 STREET

62 AVENUE - TOWNSHIP ROAD 712



PROPERTY DETAILS

MUNICIPAL ADDRESS

9001 92 Avenue, Grande Prairie, AB

LEGAL DESCRIPTION

Lot 2, Block 51, Plan 0740483

ZONING

RM-Medium Density Residential

NEIGHBOURHOOD

Cobblestone

PROPERTY TAXES 2022

\$12,365.96

LOT AREA

2.18 Acres





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