

# **FOR SALE High Exposure Corner Lot** 12310 99 Avenue, Grande Prairie, AB



## ±5 Acres within Vision West Business Park Sale Price: \$3,250,000.00

### **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**



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