



**±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



**Jeff McCammon**

Partner

780 445 0026

jeff.mccammon@cwedmonton.com

**Doug Bauer**

Senior Associate

780 991 6456

doug.bauer@cwedmonton.com

**Ian Stuart**

Associate

780 242 9992

ian.stuart@cwedmonton.com

**CUSHMAN & WAKEFIELD  
Edmonton**

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

[www.cwedmonton.com](http://www.cwedmonton.com)



## Property Details

<b>Municipal Address:</b>	12310 99 Avenue, Grande Prairie, AB	<b>Neighbourhood:</b>	Vision West Business Park
<b>Legal Description:</b>	Plan 1621254; Block 1; Lot 9	<b>Property Taxes:</b>	\$59,093.22 (2020)
<b>Zoning:</b>	CA - Arterial Commercial	<b>Property Tax Assessment:</b>	\$3,040,400 (2020)

## Aerial



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