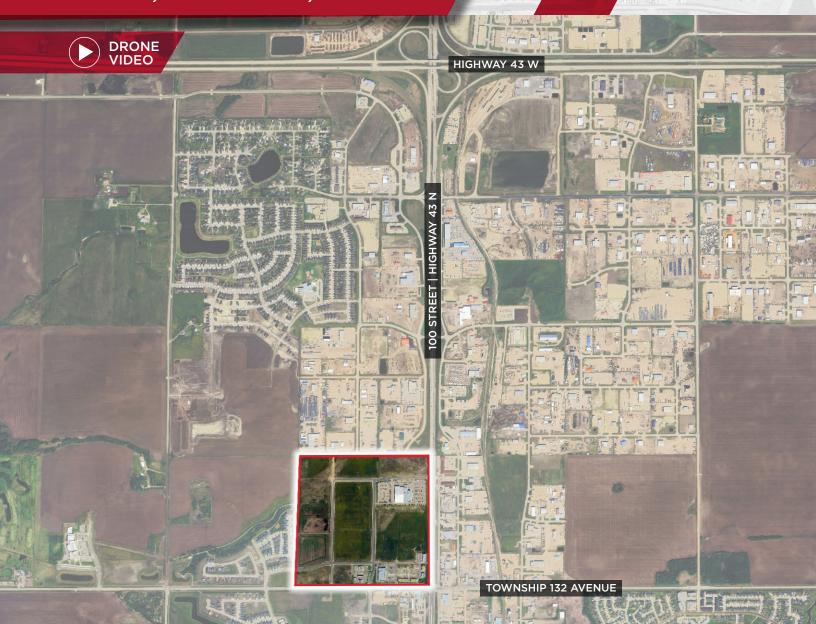


FOR SALE/LEASE/BUILT-TO-SUIT OPPORTUNITY

# TRADER RIDGE Northwest Corner of 132 Avenue &

100 Street, Grande Prairie, AB



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#### CONCEPTUAL PLAN B **CONCEPTUAL PLAN A** 70000500 35.115.9071 Annuni i innuni PLT WE 15,000 BOPT WARRHOUSE 15,000 SQFT ABO**17**04 PLEURE #LSSESSET $\blacksquare$ Janaan Ja ш ашшша 139 AVENUE 139 AVENUE 140 Avenue Lot 5 Block 1 Plan 192 0008 PETROCANADA **FUTURE PHASE** 1.71 Ha (4.23 Ac.) COMING S.W.1/4 Sec.2 wp.72 Rge.6 W.6 M 2025 Lot 5 Block 1 Plan 192 2761 139 Avenue Block 2 Plan 162 1989 2.92 Ha (7.22 Ac.) S.E.1/4 Sec.2 Twp.72 Rge.6 W.6 M. Lot 2 Block 2 Plan 162 1989 2.69 Ha (6.65 Ac.) 102 Street Lot 2 Block 3 103 Street Plan 162 1989 5.19 Ha (12.82 Ac.) 100 STREET Lot 3 Block 2 Plan 162 1989 2.69 Ha (6.65 Ac.) Lot 5 Block 3 1 PUL Plan 172 3263 Block 6 5.83 Ha (14.41 Ac.) Lot 4 Plan 162 1989 Block 2 Plan 162 1989 STORM POND 2.76 Ha (6.82 Ac.) Lot 8 Lot 9 Lot 10 Block 3 Block 3 Block 3 Plan 192 1863 Plan 192 1863 Plan 192 186 0.82 Ha (2.04 Ac.) 0.77 Ha (1.91 Ac.) 133 Avenue $\pm$ Lot 6 Lot 1 Lot 7 Block 3 Block 4 Lot 2 Block 3 Plan 172 3263 Block 4 Plan 162 1989 Plan 172 3263 Lot 2 Plan 162 1989 1.36 Ha (3.36 Ac.) Block 5 Plan 162 1989 1.88 Ha (4.65 Ac.) 132 AVENUE 102 ST

## **FEATURES & SPECIFICS**

#### **ADDRESS**

Northwest Corner of 132 Avenue & 100 Street, Grande Prairie

#### ZONING

CA - Arterial Commercial

### SERVICING

Fully Serviced

#### **COMMENTS**

- Prime location with easy access to HWY 43 Located in the heart of North Grande Prairie expanding residential and commercial districts.
- Business Park with sidewalks, street lights, curbs, and paved roads.
- Close to the shoppes of Trader Ridge retail tenants which include Starbucks, Popeye's Chicken, Bone & Biscuit, Panago Pizza, Edo, Prairie Kebab, West Grande Prairie Dental, Thai Express, and Lux Nails!

## **LOT PRICING**

PHASE	LOT#	ACRES	PRICE PER ACRE
Block 1 (Future Phase)	Lot 5	-	Contact Agent
Block 1	Lot 5	4.23 Acres	Contact Agent
Block 2	Lot 1	7.22 Acres	Contact Agent
Block 2	Lot 2	6.65 Acres	Contact Agent
Block 2	Lot 3	6.65 Acres	Contact Agent
Block 2	Lot 4	6.82 Acres	Contact Agent
Block 3	Lot 2	12.82 Acres	Contact Agent
Block 3	Lot 5	14.41 Acres	Contact Agent
Block 3	Lot 8	2.04 Acres	Contact Agent
Block 3	Lot 9	1.91 Acres	Contact Agent
Block 5	Lot 2	4.65 Acres	Contact Agent
Block 4	Lot 1	3.36 Acres	Contact Agent



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