

ISABEL CAMPBELL
PUBLIC SCHOOL

ÉCOLE NOUVELLE
FRONTIÈRE

WESTPOINTE
COMMUNITY CHURCH

SITE

FOR SALE

±3.43 ACRES
WESTPOINTE

GRANDE PRAIRIE, AB
Development Opportunity

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

Jeff McCammon, CCIM
Partner
780 445 0026
jeff.mccammon@cwedm.com

Doug Bauer
Senior Associate
780 991 6456
doug.bauer@cwedm.com

PROPERTY OVERVIEW

- Located in South West Grande Prairie Westpointe Neighbourhood
- Potential for up to 8 story development
 - Transit service within Westpointe
 - Walking distance to developed parks
- Gas bar, car wash, convenience and liquor store (North entrance, 84th Avenue)

Directly across from:

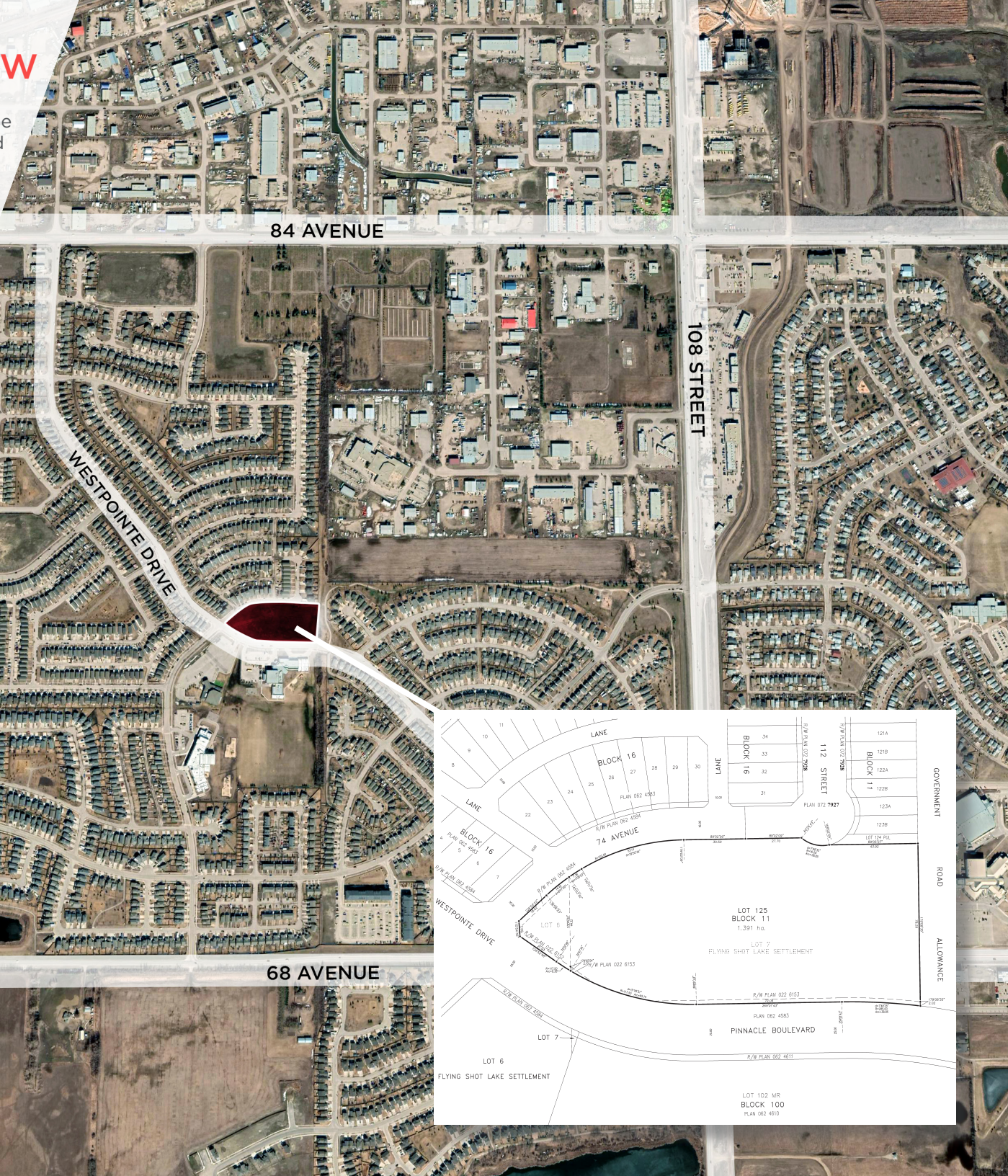
- École Nouvelle Frontière School
- Isabel Campbell Public School
- Westpointe Community Church

Proximity to:

- Grande Prairie Regional Hospital (Completed ±850 Million Dollars)
- Northwestern Polytechnic, previously known as Grande Prairie Regional College
 - Costco
 - Walmart
 - Save on Foods
- Grande Prairie Airport

- Grande Prairie has a population of ±77,348 (2024 World Population Review est.).

- Servicing a trade area of 280,000+ people



PROPERTY DETAILS

LEGAL DESCRIPTION

Lot 125, Block 11, Plan 0727956

ZONING

RM - Medium Density Residential

NEIGHBOURHOOD

Westpointe

PROPERTY TAXES

\$18,934.27 (2023)

LOT AREA


±3.43 Acres

SALE PRICE


\$1,253,000.00

\$365,014 per Acre


DEMOGRAPHICS



POPULATION		
1km	3km	5km
7,041	17,287	48,383



HOUSEHOLDS		
1km	3km	5km
2,448	6,322	18,905



AVERAGE INCOME		
1km	3km	5km
\$156,038	\$152,867	\$133,015

PROPERTY PHOTO



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