

FOR SALE

5.69 ACRES WESTPOINTE

GRANDE PRAIRIE, AB



COMMUNITY KNOWLEDGE CAMPUS

ÉCOLE NOUVELLE FRONTIÈRE

ISABEL CAMPBELL PUBLIC SHCHOOL

WESTPOINTE COMMUNITY CHURCH

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

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

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

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. April 02, 2024

±5.69 ACRE DEVELOPMENT OPPORTUNITY

PROPERTY HIGHLIGHTS

MUNICIPAL ADDRESS

11545 77 AVE,

GRANDE PRAIRIE

LEGAL DESCRIPTION

LOT 90, BLOCK 7,

PLAN 0820402

ZONING

RM-MEDIUM DENSITY

RESIDENTIAL

NEIGHBOURHOOD

WESTPOINTE

SITE SIZE

±5.69 ACRES

PROPERTY TAX

±\$28,668.35

(2023)

SALE PRICE

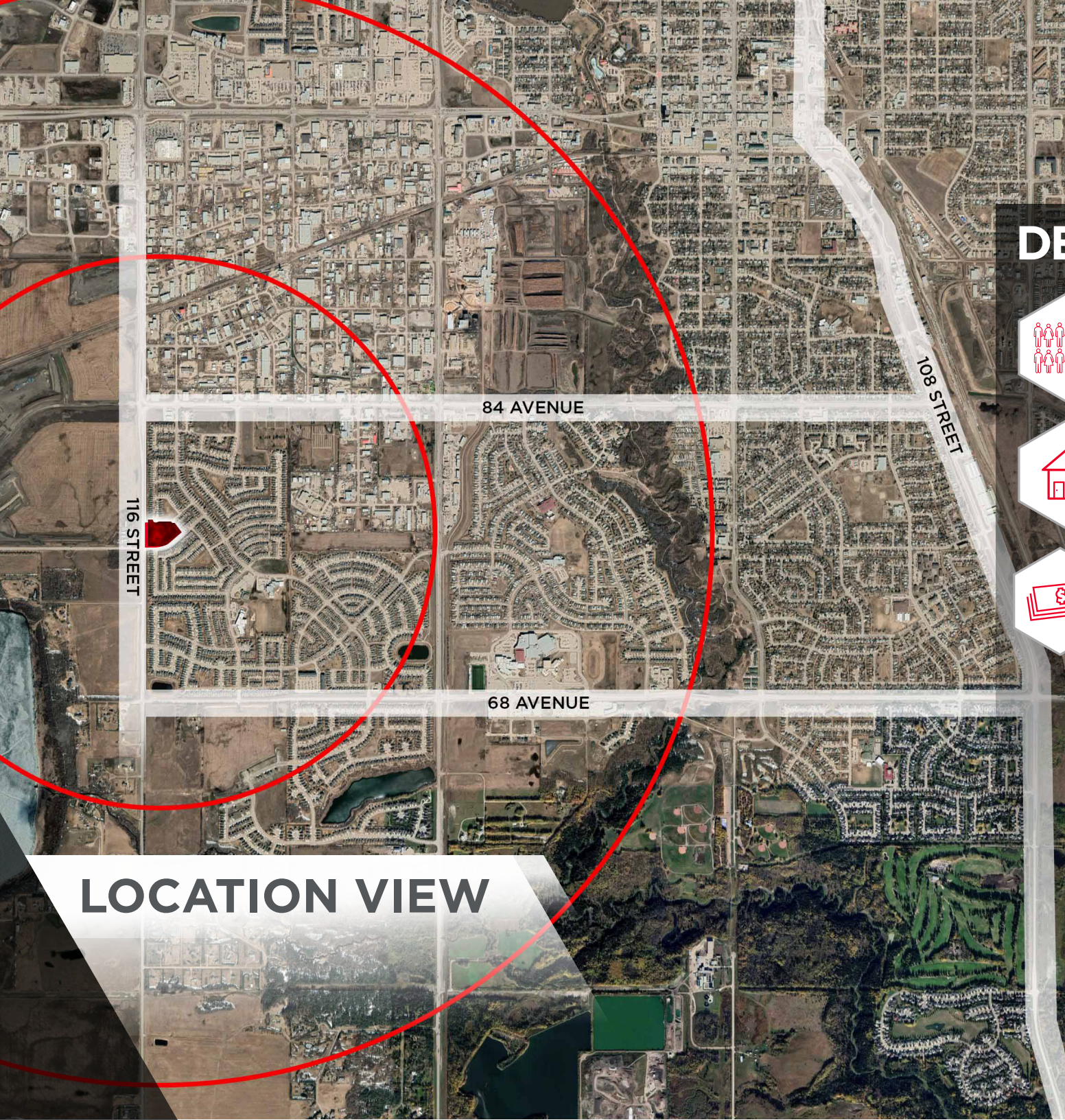
\$2,015,000

\$364,675

PER ACRE

PROPERTY HIGHLIGHTS

- Located in South West Grande Prairie Westpointe Neighbourhood
- East of 116 Street and North of 77 Ave
- Medium Density Residential Zoned Land-RM
- Grande Prairie has an immediate population of ±77,348 (Est. 2024)
- Servicing a trade area of 280,000+ people



DEMOGRAPHICS



POPULATION

1km	3km	5km
4,433	14,743	39,993



HOUSEHOLDS

1km	3km	5km
1,579	5,228	15,135



AVERAGE INCOME

1km	3km	5km
150,142	158,456	130,033

LOCATION VIEW

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

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

cwedm.com
 **CUSHMAN &
WAKEFIELD**
Edmonton