

FOR SALE

5500 - 53 AVENUE

High Prairie, Alberta

+/-18.96 ACRES FOR SALE

SALE PRICE: \$4,100,000 (+/- \$216,245 PER ACRE)



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PROPERTY HIGHLIGHTS

- Exceptional exposure/highway frontage
- Close proximity to future grocery anchored development, hotel, existing RCMP detachment and future truck stop.

PROPERTY DETAILS

Property is a well located site on the west side of High Prairie. Town of High Prairie is located 365 km northwest of Edmonton on primary highway 2 and 209 km northeast of Grande Prairie.

Planned neighboring developments include a hotel, supermarket, industrial neighborhood and truck stop. Directly west of the subject property are the offices of the county and to the east are the RCMP building and regional building (including the court house).

Land Use/Zoning: DC - Direct control

Legal Description: Plan 1323718
Block 4
Lot 1
+- 8.48 acres

Plan 1323718
Block 4
Lot 2
Excepting thereout all
mines and minerals
+-10.48 acres

Site Area: ±18.96 Acres

Price: \$4,100,000
(±\$216,245 per Acre)

CONFIDENTIALITY AGREEMENT

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SUBDIVISION PLAN



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