

# FOR SALE

# 5500 - 53 AVENUE

## High Prairie, Alberta

**+/-18.96 ACRES FOR SALE**

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

[CLICK HERE FOR VIDEO](#)

 **CUSHMAN &  
WAKEFIELD**  
Edmonton

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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).

<b>Land Use/Zoning:</b>	DC - Direct control
<b>Legal Description:</b>	Plan 1323718 Block 4 Lot 1 +- 8.48 acres
	Plan 1323718 Block 4 Lot 2 Excepting thereout all mines and minerals +-10.48 acres
<b>Site Area:</b>	±18.96 Acres
<b>Price:</b>	\$4,100,000 (±\$216,245 per Acre)

## CONFIDENTIALITY AGREEMENT

VIEW NOW

# SUBDIVISION PLAN



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