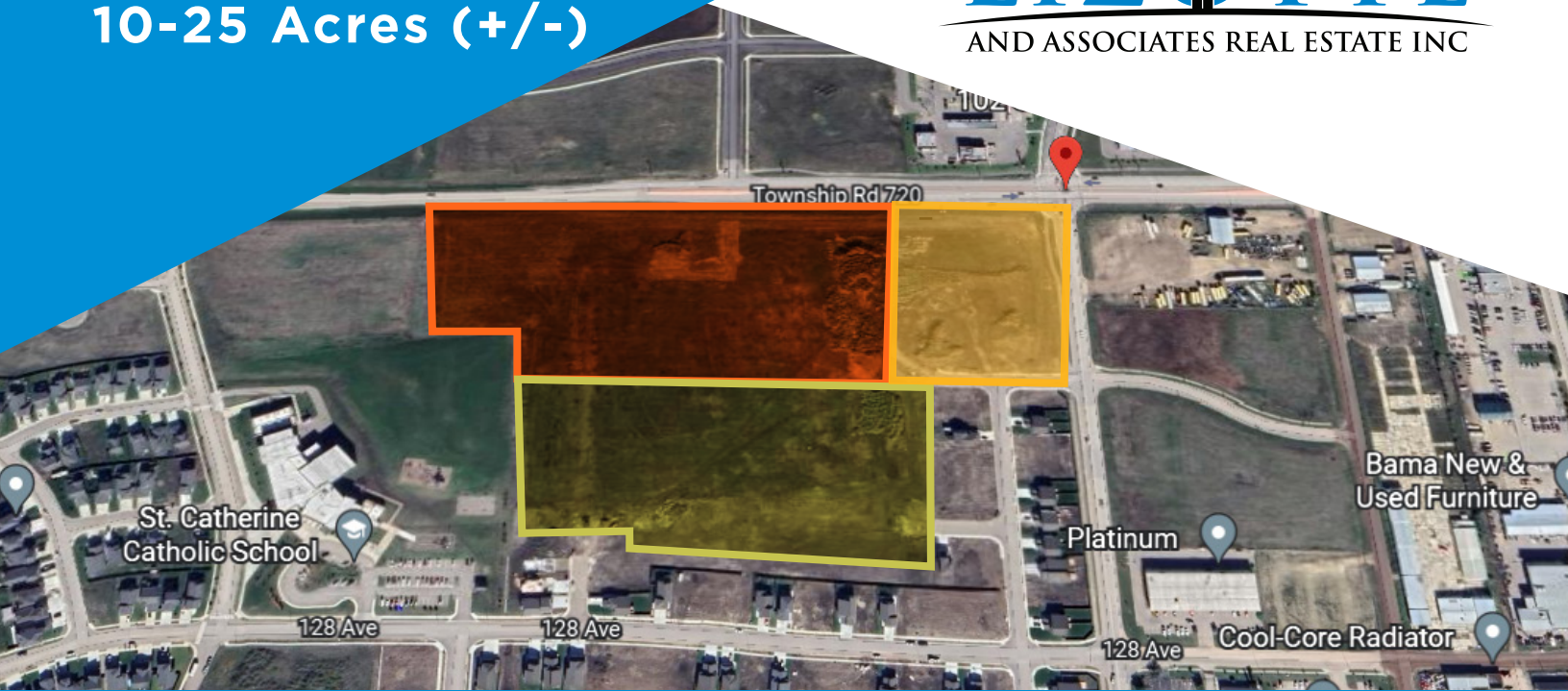


FOR SALE

10-25 Acres (+/-)

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



102 Street & 132 Avenue, Grande Prairie

HIGH EXPOSURE DEVELOPMENT LAND & RESIDENTIAL LAND

Property Highlights

- 10-26.29 acres of contiguous land available
- Zoning CA (Arterial Commercial), and RS (Small Lot Residential)
- Build to suit configurations available
- Residential lots are zoned and ready to build
- Adjacent to rapidly growing Northridge Community

Contact

Derek Shybunka
Associate
Cell: 587.566.3602
Direct: 780.784.0442
derek@lizotterealestate.com

Ben Olsen
Unlicensed Assistant
Cell: 587.336.1468
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780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



No warranty or representation, expressed or implied, is made as to the accuracy 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 specific listing condition, imposed by our principals.

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HIGH EXPOSURE DEVELOPMENT LAND

LIZOTTE
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Demographics within 3km



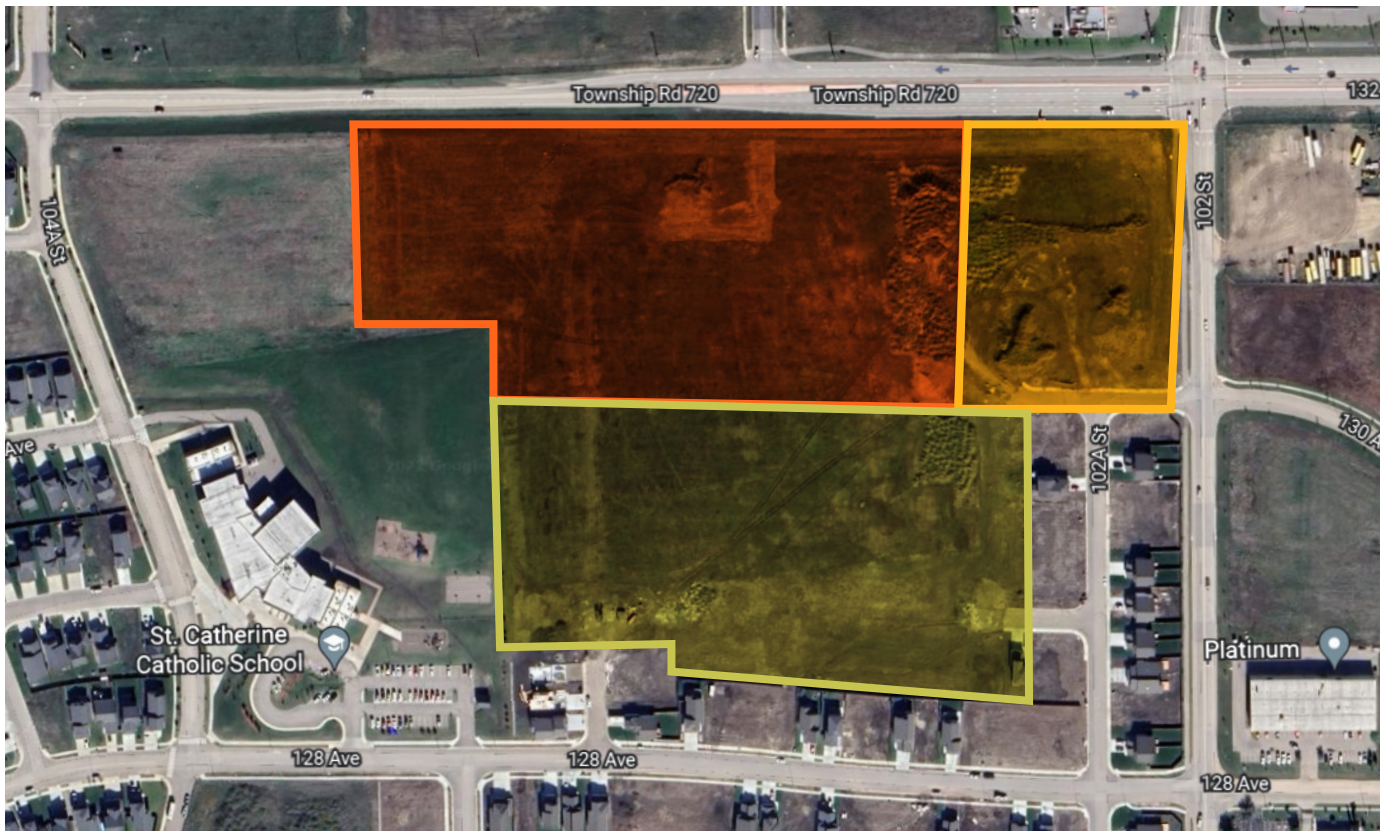
POPULATION
38,103



AVG HH INCOME
\$115,834



TRAFFIC VOLUME
>40,000 VPD



	10 Acres (+/-) For Sale		5 Acres (+/-) For Lease		11.29 Acres (+/-) For Sale
Zoning	CA (Arterial Commercial)	Zoning	CA (Arterial Commercial)	Zoning	RS (Small Lot Residential)
	Services from 132 Avenue				70 Lots
Pricing	600,000 /Acre			Pricing	\$50,000 /Lot



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FOR SALE

HIGH EXPOSURE DEVELOPMENT LAND

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Property Information

Municipal Address: 102 Street & 132 Avenue, Grande Prairie

Legal Address: QS:NE SC:35 TWP:71 RG:6 M:6

Size: 10-25 Acres (+/-)

Zoning: CA (Arterial Commercial)
RS (Small Lot Residential)

Possession: Immediately

Contact

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\$\$\$

Purchase Price: **CA Zone** \$600,000 /Acre
RS Zone \$3,500,000 (50k/lot)



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