

FOR SALE

# 5.69 ACRES WESTPOINTE

GRANDE PRAIRIE, AB

COMMUNITY KNOWLEDGE CAMPUS

ÉCOLE NOUVELLEW FRONTIÈR

ISABEL CAMPBELL PUBLIC SHCHOOL

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WESTPOINTE COMMUNITY CHURCH

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

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**Doug Bauer** 

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## ±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 PER AG WESTPOINTE

±5.69 ACRES PROPERTY TAX ±\$28,668.35 (2023)

SITE SIZE

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



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