

FOR LEASE **High Exposure Corner Lot** 

12310 99 Avenue, Grande Prairie, AB



±5 Acres within Vision West Business Park

#### **Property Highlights**

- ±5 Acres •
- Zoned Arterial Commercial
- Borders Highway 43 at Southeast corner of 124 Street .
- First point of contact from airport (South 124 Street) .
- Total trade area of approximately 289,000 .
- Approximately 69,088 residents in Grande Prairie (2018) •
- Exposure to 23,797 vehicles per day (2018)
- Signage income in place



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**Doug Bauer** Senior Associate 780 991 6456

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**CUSHMAN & WAKEFIELD** Edmonton Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5J 2Z1 www.cwedm.com

# CUSHMAN & WAKEFIELD Edmonton

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### **Property Details**

Municipal Address:	12310 99 Avenue, Grande Prairie, AB	Neighbourhood:	Vision West Business Park
Legal Description:	Plan 1621254; Block 1; Lot 9	Property Taxes:	\$59,093.22 (2020)
Zoning:	CA - Arterial Commercial	Property Tax Assessment:	\$3,040,400 (2020)

#### Aerial



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## **Concept Plan**



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