

**FOR SALE**

**6801 Pinnacle Street  
Grande Prairie, Alberta**

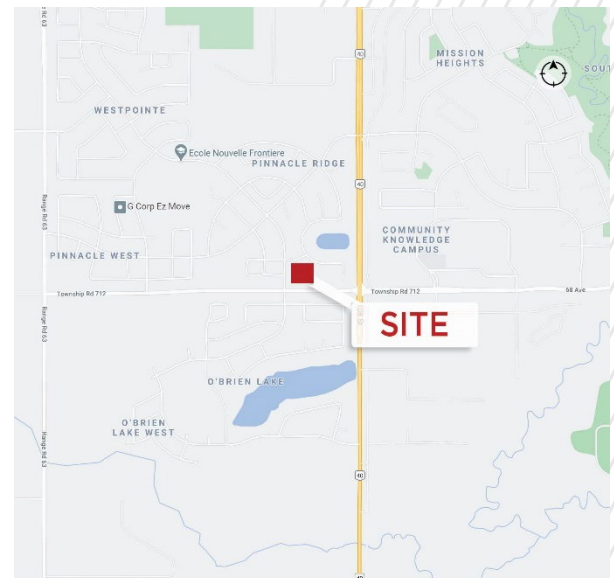


## PROPERTY HIGHLIGHTS

Subject property is approximately 40,000 square feet of excess lands north of a marquee convenience store and gas bar. The site has excellent exposure and access to Pinnacle Street and proximity to a major artery, 108 St, (Highway 40). It is one block west of Community Knowledge Campus that contains 2 high schools and Eastlink Recreation Centre. The purchaser will be responsible for subdivision of the site.

|                       |                  |
|-----------------------|------------------|
| <b>BUILDING SF</b>    | Development Site |
| <b>LAND SF</b>        | 40,000 TBC       |
| <b>YEAR BUILT</b>     | N/A              |
| <b>PARKING</b>        | TBD              |
| <b>TRAFFIC COUNTS</b> | 24,663 (2024)    |

|                      |                                                                                  |
|----------------------|----------------------------------------------------------------------------------|
| <b>SIGNAGE TYPE</b>  | TBC                                                                              |
| <b>1-MILE (POP.)</b> | 13,478 (2024 Est.)                                                               |
| <b>3-MILE (POP.)</b> | 50,246 (2024 Est.)                                                               |
| <b>MED. INCOME</b>   | \$165,718 – 1 Mile, 2024<br>\$134,761 – 3 Mile, 2024<br>\$141,371 – 5 Mile, 2024 |
| <b>SPACE USE</b>     | CL-Local Commercial District                                                     |



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## Market Overview

As one of the most significant Northern Alberta markets, Grande Prairie services a trade area of 290,000+ people. The immediate population of Grande Prairie is  $\pm 70,000$  and the city has a median age of 34.6. The subject property is located in the Pinnacle Ridge neighborhood in Southwest Grande Prairie. The site's location services major residential areas, with proximity to institutions and major retail nodes.



## LEGAL INFORMATION

|                      |                              |
|----------------------|------------------------------|
| <b>TAX PARCEL ID</b> | 811400                       |
| <b>2025 TAXES</b>    | \$70,088.70*                 |
| <b>ZONING</b>        | CL-Local Commercial District |

\*To be adjusted upon sub - division



## RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

## OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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