


# FOR SALE

# 138TH AVE AND 97TH STREET

Grande Prairie, Alberta

**20.63 ACRES FOR SALE**

**SALE PRICE: \$6,275,000 (\$304,000/ACRE)**

**CUSHMAN &  
WAKEFIELD**  
Edmonton

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<b>Location:</b>	Northwest corner 97 Street and 138 Avenue
<b>Land Use/ Zoning:</b>	IG - General Industrial
<b>Legal Description:</b>	Meridian 6, Range 6, Township 72, Section 1, SW Quarter (See title for exceptions)
<b>Site Area:</b>	20.63 acres
<b>Comments:</b>	Exceptionally well located industrial opportunity with CN rail spur access from main line.
<b>Price:</b>	\$6,275,000 (\$304,000 per acre)

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