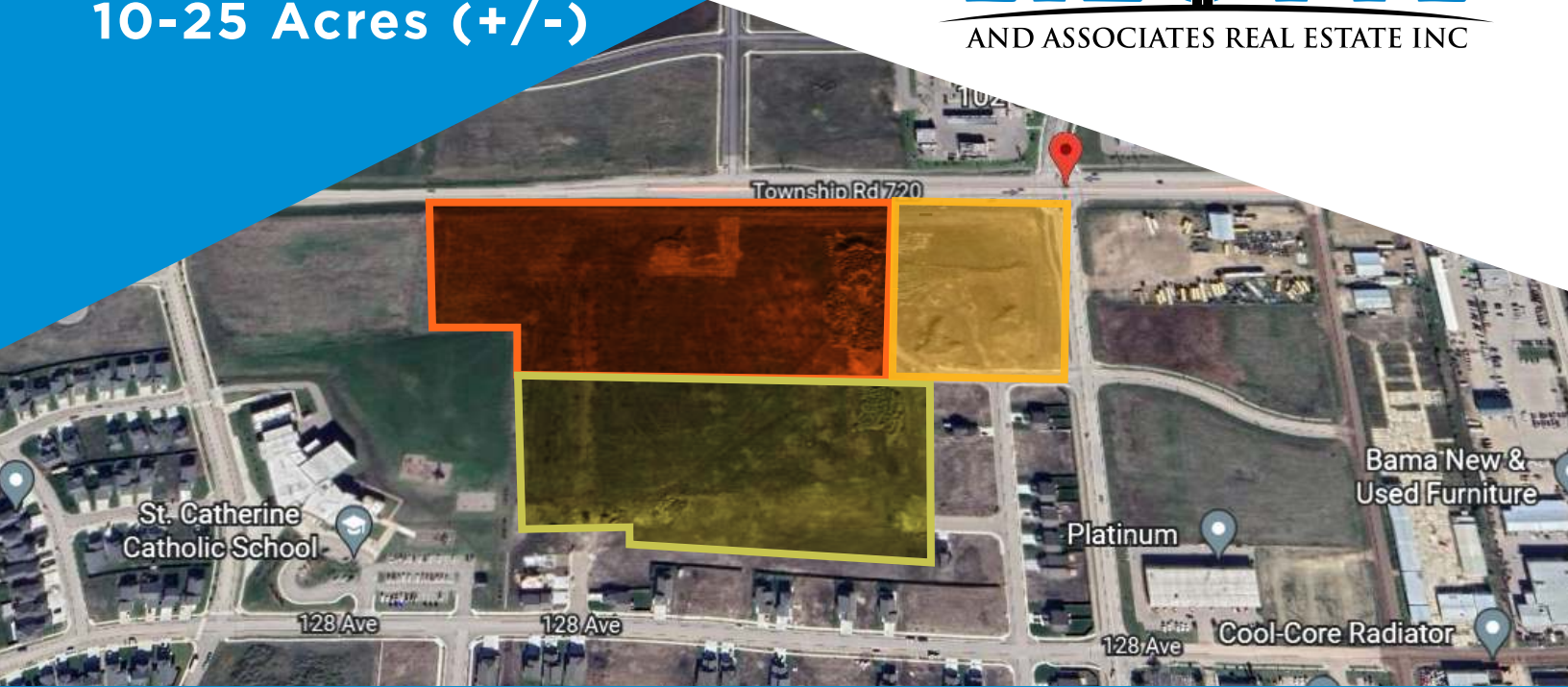


FOR SALE
10-25 Acres (+/-)

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
Direct: 780.784.0441
ben@lizotterealestate.com



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.

FOR SALE

HIGH EXPOSURE DEVELOPMENT LAND

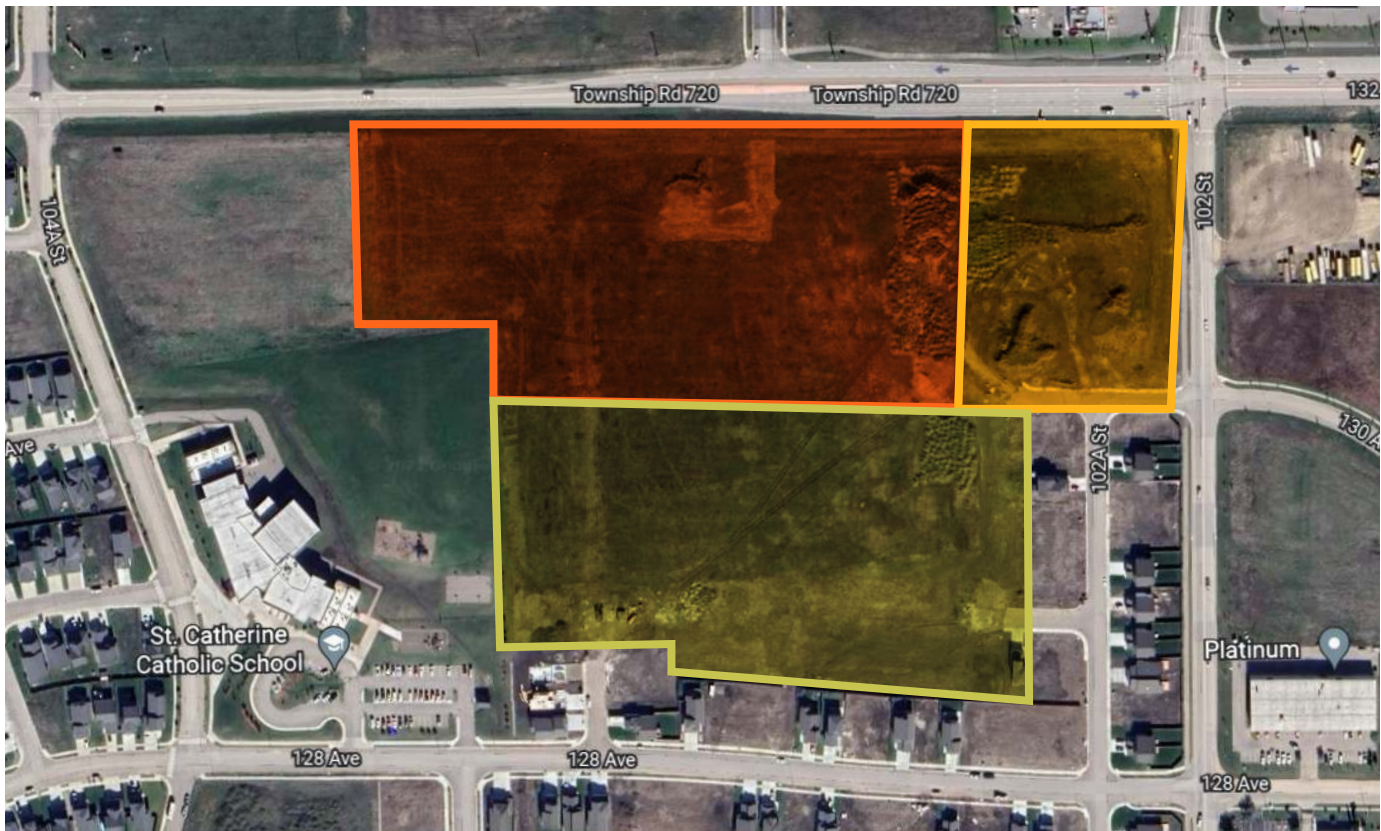
LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Demographics within 3km


POPULATION
38,103


AVG HH INCOME
\$115,834


TRAFFIC VOLUME
>40,000 VPD



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



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.

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

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

Ben Olsen
Unlicensed Assistant
Cell: 587.336.1468
Direct: 780.784.0441
ben@lizotterealestate.com

\$\$\$

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

