

FOR SALE

8.99 ACRES HAWKER INDUSTRIAL PARK

21, 722040 Range Road 51, County of Grande Prairie No. 1, AB

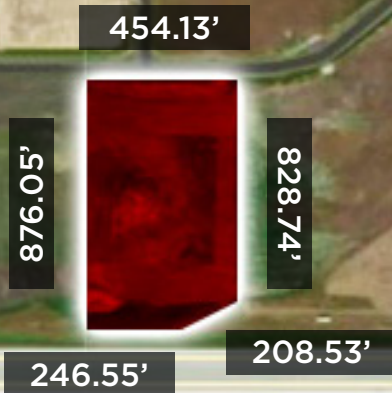


RANGE ROAD 52

RANGE ROAD 51

HIGHWAY 43

FRONTAGE TO HIGHWAY 43



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

Andy Horvath
Partner
780 917 8338
andy.horvath@cwedm.com

Nicole Pozer, Unlicensed
Team Coordinator
780 702 9472
nicole.pozer@cwedm.com

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THE OPPORTUNITY

- Located in Hawker Business Park, approximately 3 miles East of the municipal boundary of the Hamlet of Clairmont and approximately 2 miles Northeast of the municipal boundary of the City of Grande Prairie.
- Access to power, gas, telephone, municipal water and private septic services.
- Slightly irregular shaped parcel with +/- 454.13 feet (138.42m) of frontage and access from a subdivision road to the North, and +/- 455.08 feet (139.77m) of frontage on Highway 43 to the South.
- Depth of +/-828.74 feet (252.60m) along the Eastern boundary and +/-876.05 feet (267.02m) along the Western boundary of the parcel.

THE PROPERTY DETAILS

MUNICIPAL ADDRESS

21, 722040 Range Road 51,
County of Grande Prairie No. 1, AB

LEGAL DESCRIPTION

Lot 8, Block 1, Plan 152-4985 Southeast
Section 14 Township 72 Range 5 W6M

ZONING

RM-4 Highway Industrial District

MARKET

Hawker Industrial Park,
County of Grande Prairie

SITE SIZE

8.99 Acres

SALE PRICE

\$1,950,000

TAXES

\$24,103.81 (2022)

