

**Development Land For Sale
Up to 7.41 Acres**

200/222 Gregoire Drive
Fort McMurray, AB



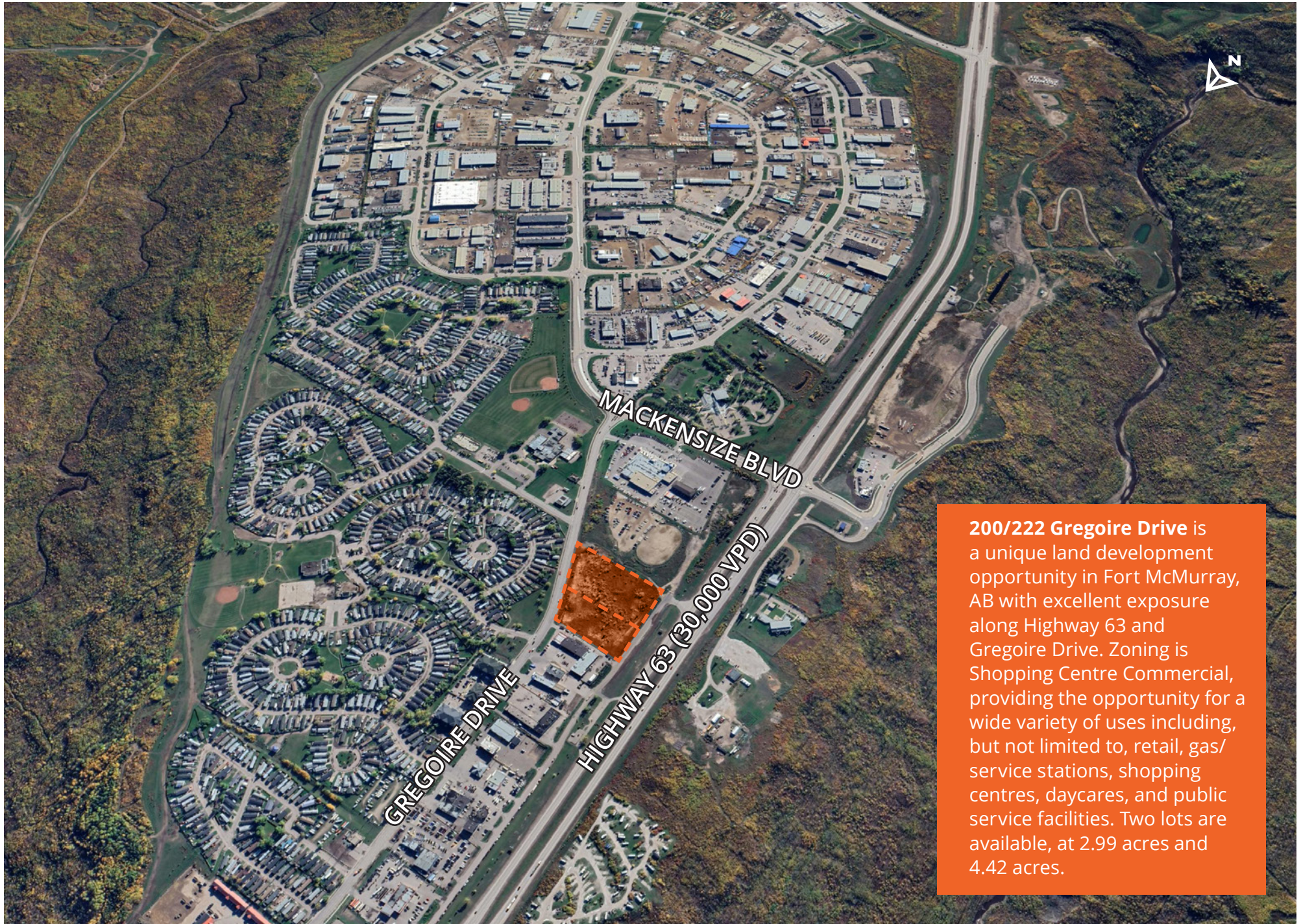
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200/222 Gregoire Drive is a unique land development opportunity in Fort McMurray, AB with excellent exposure along Highway 63 and Gregoire Drive. Zoning is Shopping Centre Commercial, providing the opportunity for a wide variety of uses including, but not limited to, retail, gas/ service stations, shopping centres, daycares, and public service facilities. Two lots are available, at 2.99 acres and 4.42 acres.

Site Specifications

Address: 200/222 Gregoire Drive, Fort McMurray, AB

Legal Address: Lots 18A & 18B | Plan 0224422; Block 2

Zoning: C3 - Shopping Centre Commercial

Site Size: Lot 18A: 2.99 acres
Lot 18B: 4.42 acres
Total: 7.41 acres

Services: Site is fully serviced

Asking Price: Contact broker

Nearby business include:

- Summit GM Chevrolet
GMC Buick, Fountain Tire,
Esso, Enterprise,
Petro-Canada,
Legacy Dodge, Kal Tire,
Tim Hortons, 7-Eleven



GMC

Fountain Tire

enterprise

KALOTIRE

Tim Hortons



Fort McMurray

Market Opportunity

ALBERTA ADVANTAGE: From having the lowest corporate tax rate in Canada—at 8%—to municipal incentives the Fort McMurray Wood Buffalo region is a prime example of what the advantage truly is.

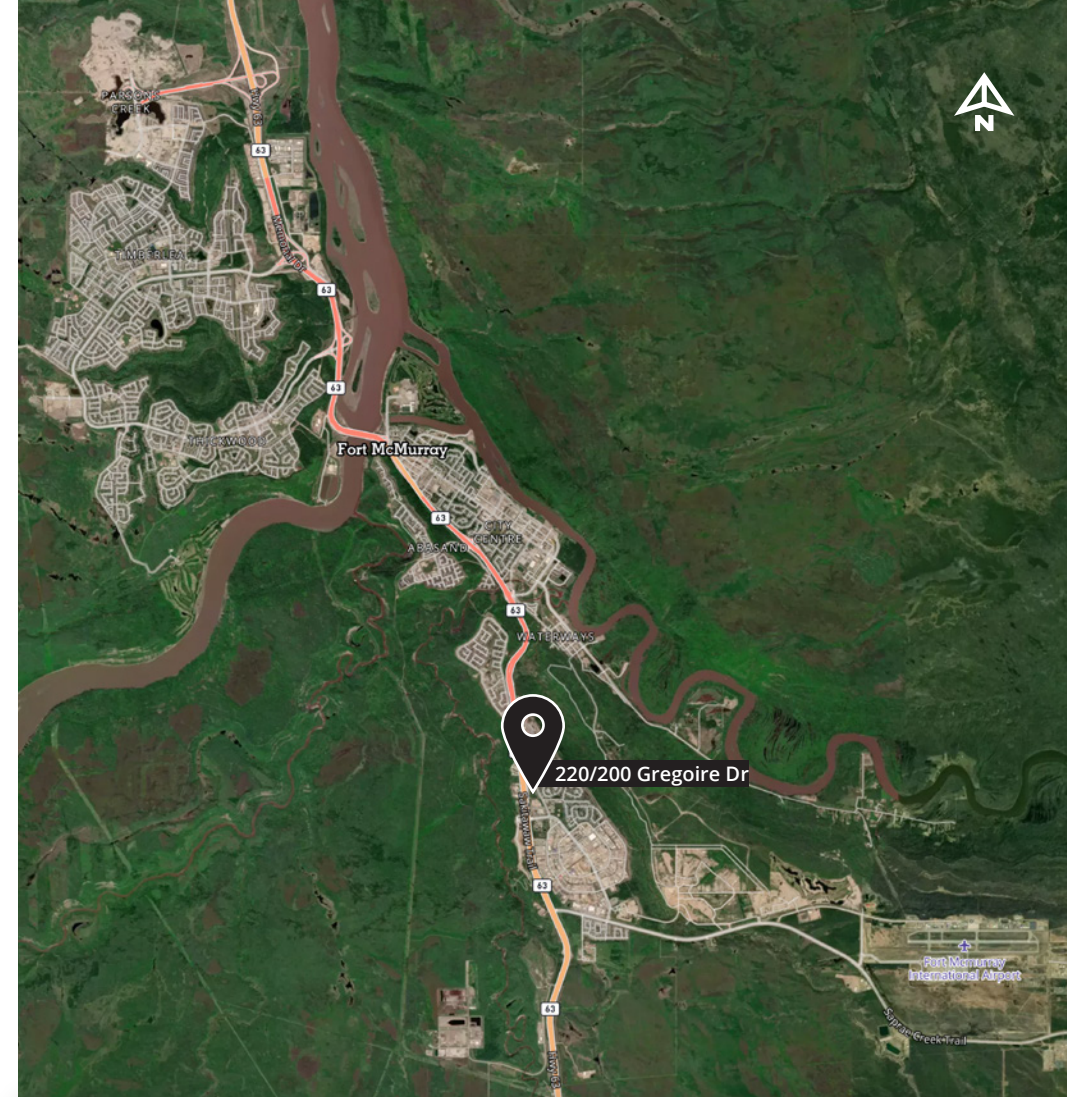
INDUSTRY GROWTH: 15% of Canada's Oil & Gas Extraction industry workforce is employed in Fort McMurray Wood Buffalo. Over the next 11 years, the Athabasca Oil Sands is projected to contribute \$1 Trillion to the Canadian GDP. For 2024, capital investment in the oil sands is forecast at \$13.3 billion. Through direct and indirect employment, taxes and royalties that support education, health care, infrastructure construction and more, the oil sands are a source of prosperity across the nation.

URBAN MARKET OPPORTUNITIES: The population is growing. Saline Creek and Parsons creek can accommodate a combined 40,000 new residents. There is no shortage of space for families and innovators to come and find their success.

The following is a list of opportunities in leading industries in Fort McMurray Wood Buffalo:

- National/Regional Retail Anchors
- High Density Mixed Use Projects
- Community Commercial/Services
- Branded Outlet Mall
- Urban Entertainment Centre
- Technology Based Commercial
- Health Services/Commercial
- National/Specialty Restaurants
- Hospitality/Conference Centre
- Leisure/Resort Destinations
- Highway Services/Travel Centre
- Auto Mall
- Logistics/Distribution
- Cultural Showcase

<https://www.fmwbc.ca/business-invest/market-opportunity>



ROBUST COMMERCIAL/RETAIL DEMAND

\$1,85B - \$3.23B

2022 - 2030

HIGH HOUSEHOLD INCOME

\$217,261

2023 AVERAGE

YOUNG AFFLUENT CONSUMER BASE

35

MEDIAN AGE



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