



**CUSHMAN &  
WAKEFIELD**  
Edmonton

**FOR SALE**

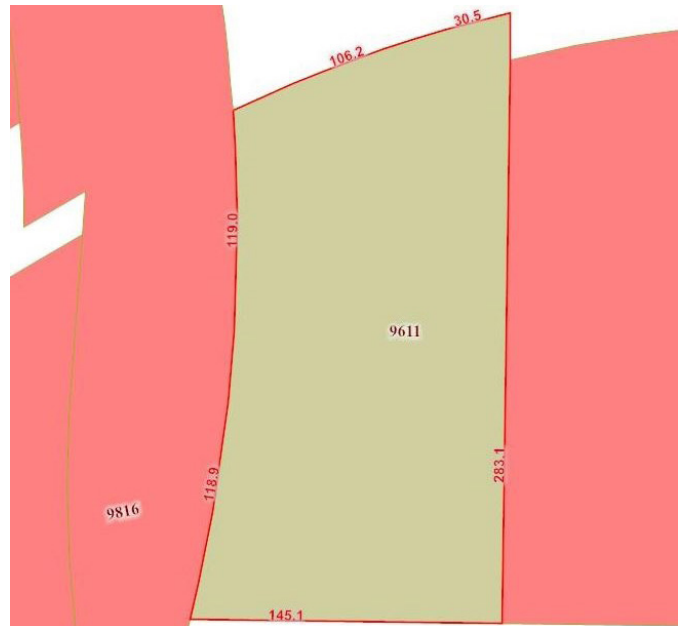
**DEVELOPMENT  
LAND**

9611 100 Avenue,  
Grande Prairie, AB



## PROPERTY HIGHLIGHTS

- Features direct access off 100 Avenue plus additional access agreement with property adjacent
- Industrial business zone within the central business district in Grande Prairie
- The IB zone allows for a wide variety of use including several industrial, retail and service categories
- City of Grande Prairie tax assessment value is \$388,600



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# PROPERTY DETAILS

Municipal Address: 9611 100 Avenue,  
Grande Prairie, AB

Land Use: IB - Industrial Business

Legal Description: Railway Plan 9720313; Area

Asking Price: \$450,000

Site Size: ± 0.79 acres (34,412 SF)

## AERIAL

