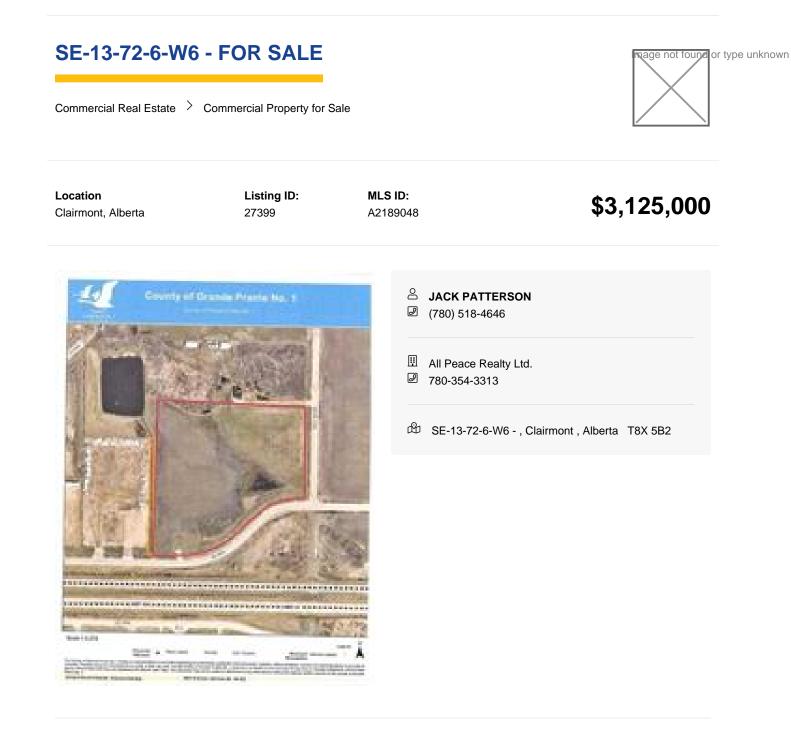


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Transaction Type	Days On Market	Zoning
For Sale	222	Commercial
Subdivision	Structure Type	Property Type
NONE	None	Commercial
Property Sub Type Industrial	Legal Plan	Building Area (Sq. Ft.) 0.00
Building Area (Sq. M.)	Inclusions	Restrictions
0.00	N/A	None Known
Reports Subdivision Plans		

An opportunity to purchase 20.6+/- acres of commercial property in Crossroads North. This property is being rezoned as Rm-4 and is the most southeasterly portion of section 13 and is identified as commercial property in the area structure plan of Crossroads North. There are services to the property line including a curb stop on the property. The property has 69th Ave as a South boundary and Range Road 60 as a East boundary and is at the junction of alternate truck route access to Highway 43 North and East of Grande Prairie. The property slopes to the South and East and there is a berm on the South side that can be removed. The property is very visible from Highway 43. This property is priced to sell.

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