



**CUSHMAN &
WAKEFIELD**
Edmonton

TRADER RIDGE BUSINESS PARK

10102 - 139 Avenue,
Grande Prairie, AB



PROPERTY HIGHLIGHTS

- Zoning: CA - Arterial Commercial.
- Prime location with easy access to HWY 43 Located in the heart of North Grande Prairie expanding residential and commercial districts.
- Business Park with sidewalks, street lights, curbs, and paved roads.
- Close to the shoppes of Trader Ridge retail tenants which include Starbucks, Popeye's Chicken, Bone & Biscuit, Panago Pizza, Edo, Prairie Kebab, West Grande Prairie Dental, Thai Express, and Lux Nails!

CUSHMAN & WAKEFIELD
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www.cwedm.com


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DEMOGRAPHICS

	POPULATION		
	1km	3km	5km
	11	14,992	37,917

	HOUSEHOLDS		
	1km	3km	5km
	7	5,439	14,479

	AVERAGE INCOME		
	1km	3km	5km
	\$87,767	\$134,734	\$112,821

	VEHICLES PER DAY		
	1km	3km	5km
	20,316 on 100 street (Highway 43)		

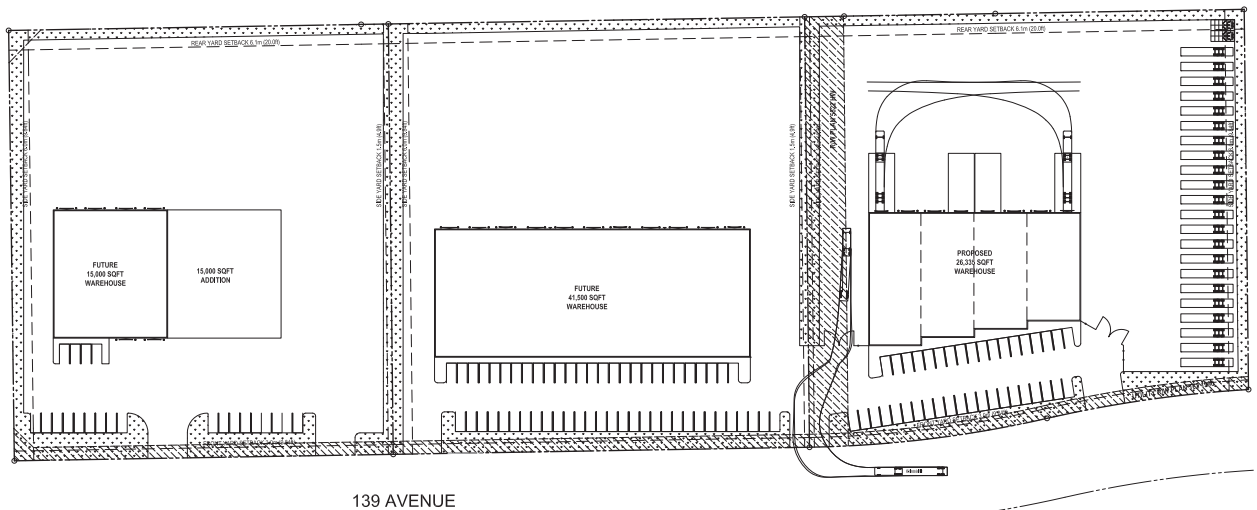
PROPERTY DETAILS

Municipal Address:	10102 - 139 Avenue, Grande Prairie, AB
Legal Description:	Plan: 1920008 Block: 1 Lot: 5
Market:	Grande Prairie
Site Size:	4.23 Acres
Leasable Area:	Build-to-Suit Opportunities
Loading Doors:	Dock and Grade loading (to suit)
Lighting:	LED

Crane:	BTS: Crane capable building
Clear Height:	24'-36' Clear
Parking:	Trailer Parking/yard (to suit)
Zoning:	CA - Arterial Commercial
Lease Rate:	Market
Sale Price:	Market
Build-to-Suit Availability:	12-16 months from the lease execution
Sale Availability:	Immediately

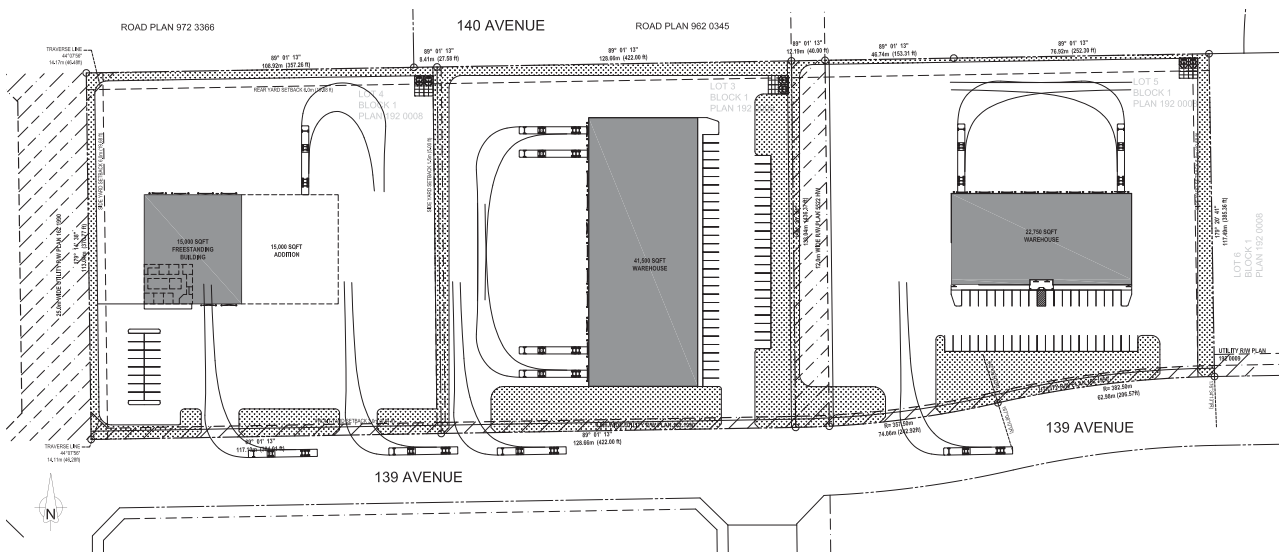
CONCEPTUAL PLAN A

140 AVENUE



139 AVENUE

CONCEPTUAL PLAN B



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SUBDIVISION PLAN

OTHER AVAILABLE PARCELS HIGHLIGHTED IN GREEN



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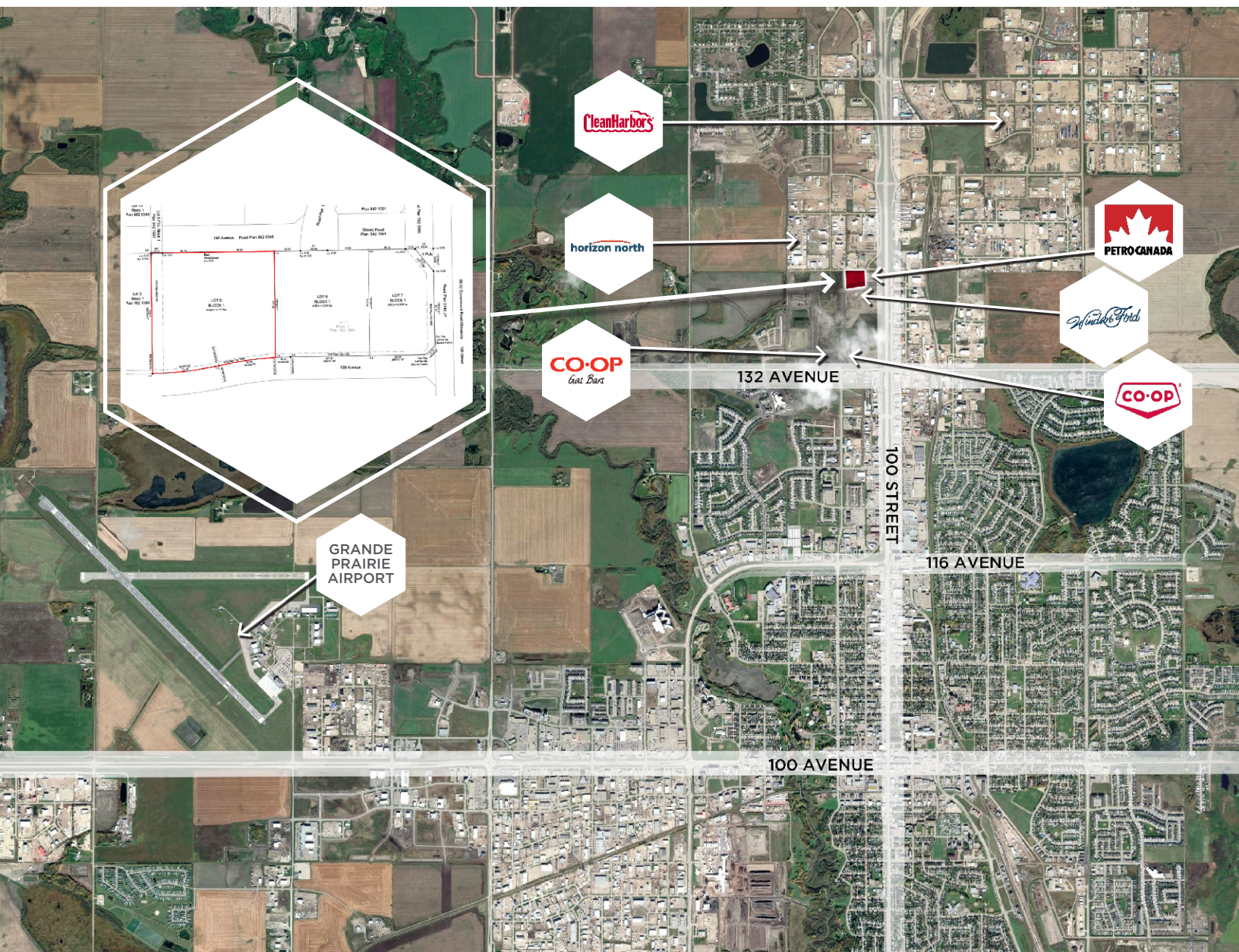
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AERIAL



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