

LEASE/SALE

4 MILE CORNER PLAZA

15502 - 101 STREET

CLAIRMONT, COUNTY OF
GRANDE PRAIRIE, AB T8V 0P7B

READY FOR OCCUPANCY



**Cushman & Wakefield
Edmonton**

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Suggested services
in demand for area:

- Automotive Supply Store
- Building Supply Store
- Caterer
- Data Processing Establishment
- Day Care Facility
- Restaurant
- Coffee Shop
- Food/Beverage Service Facility
- Print Establishment
- Shopping Centre
- Supermarket
- Veterinary Clinic
- Doctor Office





Days Inn
by Wyndham

HIGHWAY 43X

100 STREET

WESTLAKE

156 AVENUE

Grande Prairie
Alliance Church

WHISPERING RIDGE

HIGHWAY 43

R Wald & Sons
Moving & Storage

Stojan's Power
Sports & Marine

Motel 6

Traveland'
Happy Trails RV

Woody's
RV World



LOCATION OVERVIEW

PROPERTY DETAILS

MUNICIPAL ADDRESS

15502 - 101 STREET, CLAIRMONT,
COUNTY OF GRANDE PRAIRIE, AB
T8V 0P7

LEGAL DESCRIPTION

PLAN 092 1654, BLK 1, LOT 12

ZONING

COMPREHENSIVE
COMMERCIAL

NEIGHBORHOOD

HWY 43 WEST
INDUSTRIAL PARK

BUILDING

20,000+ SF

BUILT

AUGUST/SEPTEMBER 2020

LOT AREA

3.53 ACRES

UTILITIES

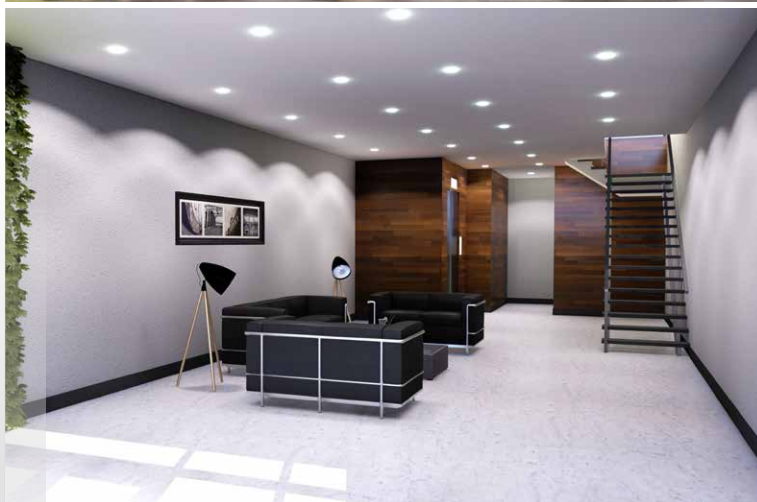
MUNICIPAL

RATES

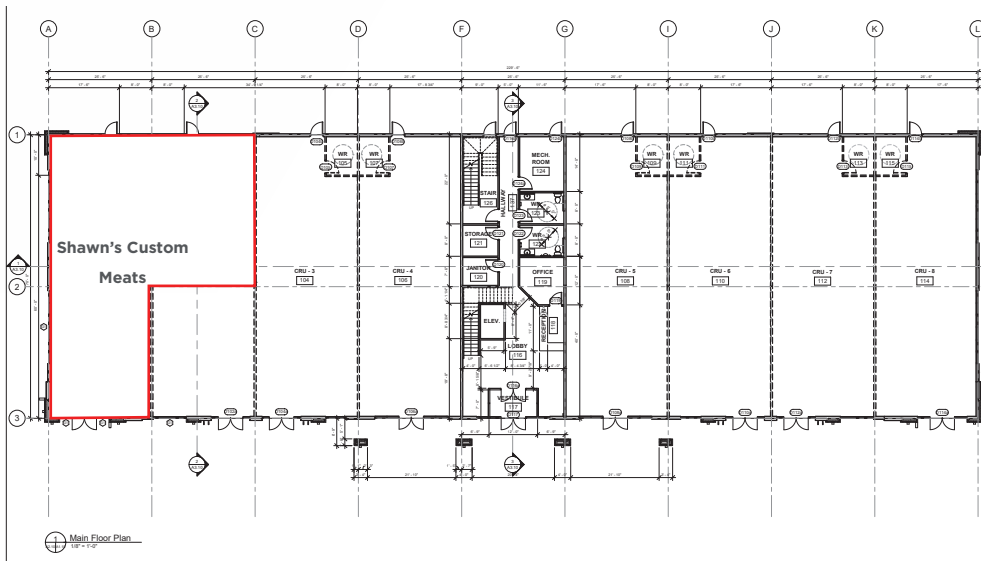
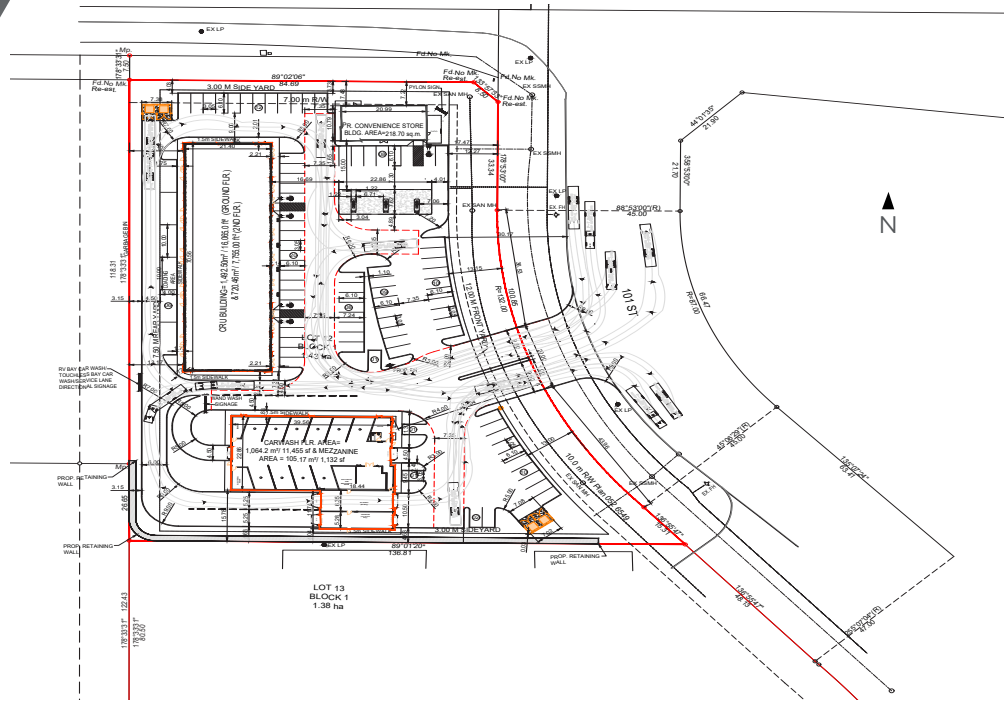
BASE RENT AT \$28.00 PER SF
ESTIMATED COMMON AREA COSTS AT
\$10.00 PER SF

SELLING PRICE

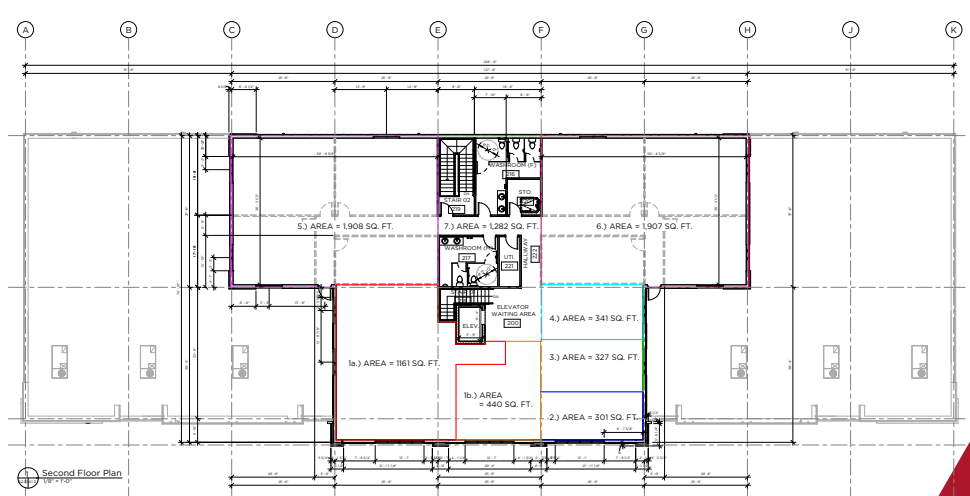
\$340 PER SF



SITE PLANS



RETAIL FLOOR PLAN



2ND FLOOR OFFICE PLAN

cwedm.com



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