

RETAIL SPACE FOR LEASE

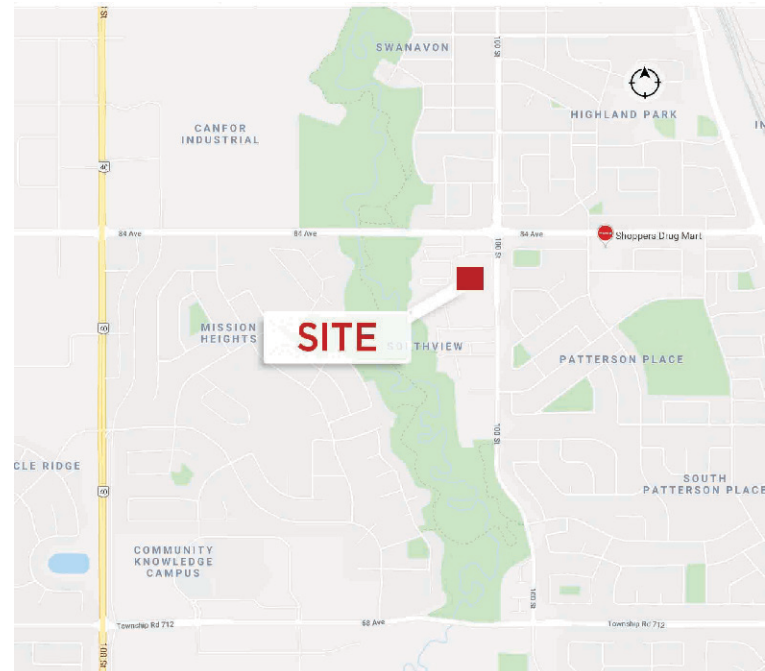


1,100 SF - 3,132 SF Retail Space For Lease

Property Highlights

- Join State & Main Restaurant
- Site is anchored with a Safeway Grocery Store and Gas Bar
- Site is surrounded by high density of residential and has strong day time traffic

Grande Prairie is located in Northwest Alberta about 465 km from Edmonton and has a steadily growing trade area population for a total of 167,461 people with the median age of 31.9. The major economic sectors here are agriculture, forestry, and oil & gas. The household income was \$113,671 in 2016.



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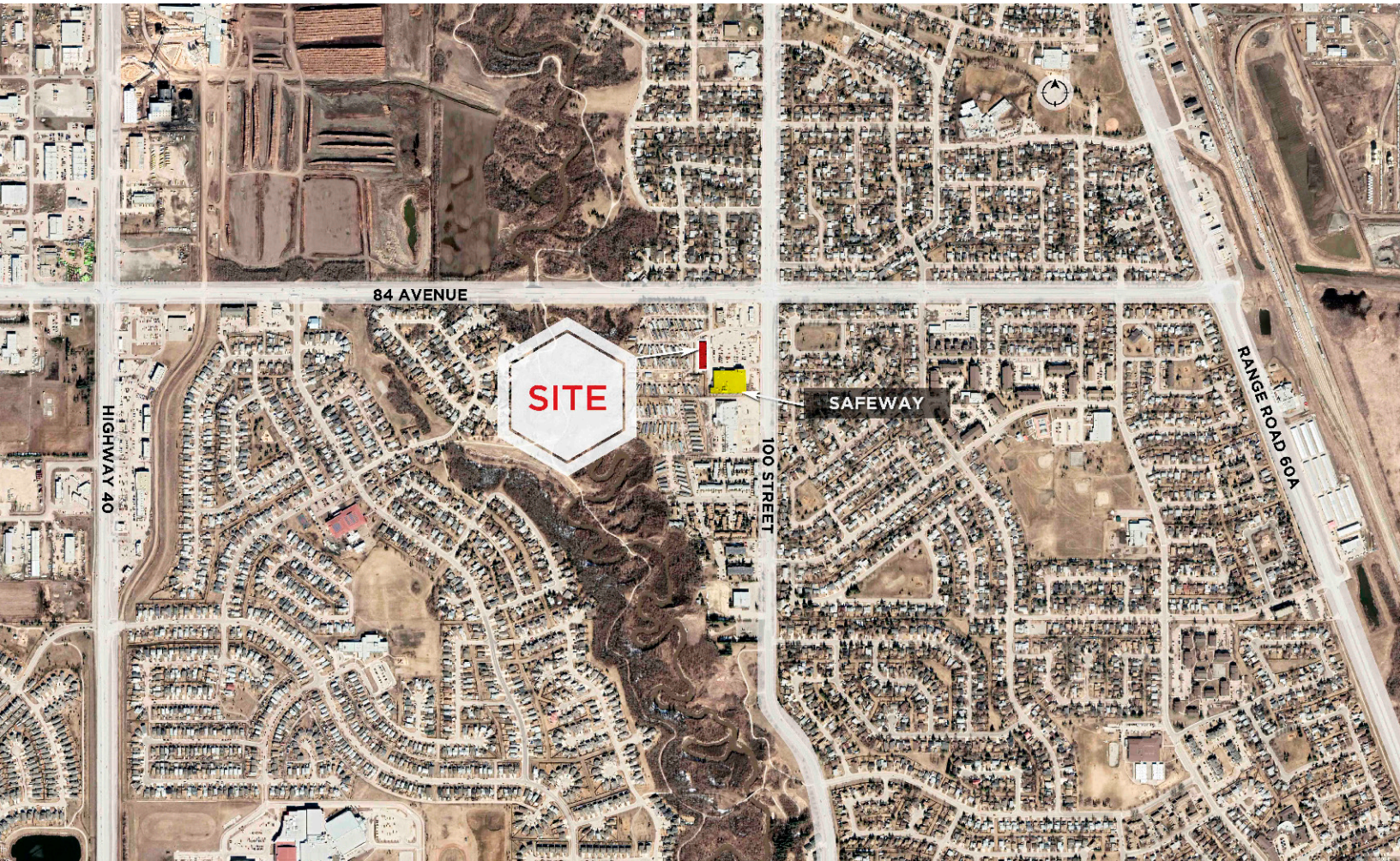
CUSHMAN & WAKEFIELD
Edmonton
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Property Details

Total Size:	1,100 SF - 3,132 SF
Rent:	Market
Additional Rent:	\$11.50 per SF (2023) plus 5% management fee
Parking:	276 stalls - 4.2 stalls per 1,000 SF
Availability	Immediately



Aerial

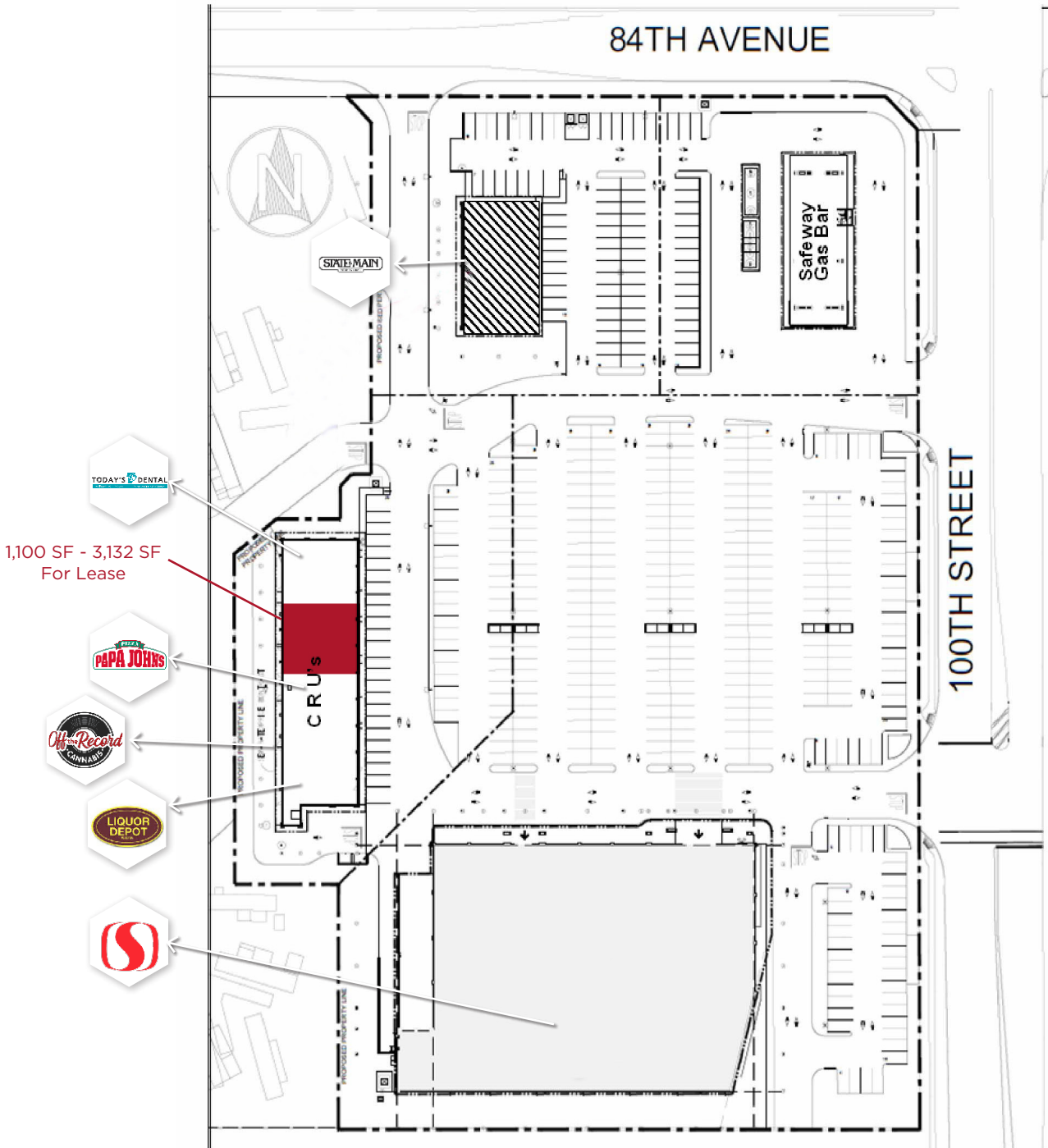


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Site Plan



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