



**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!


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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)		



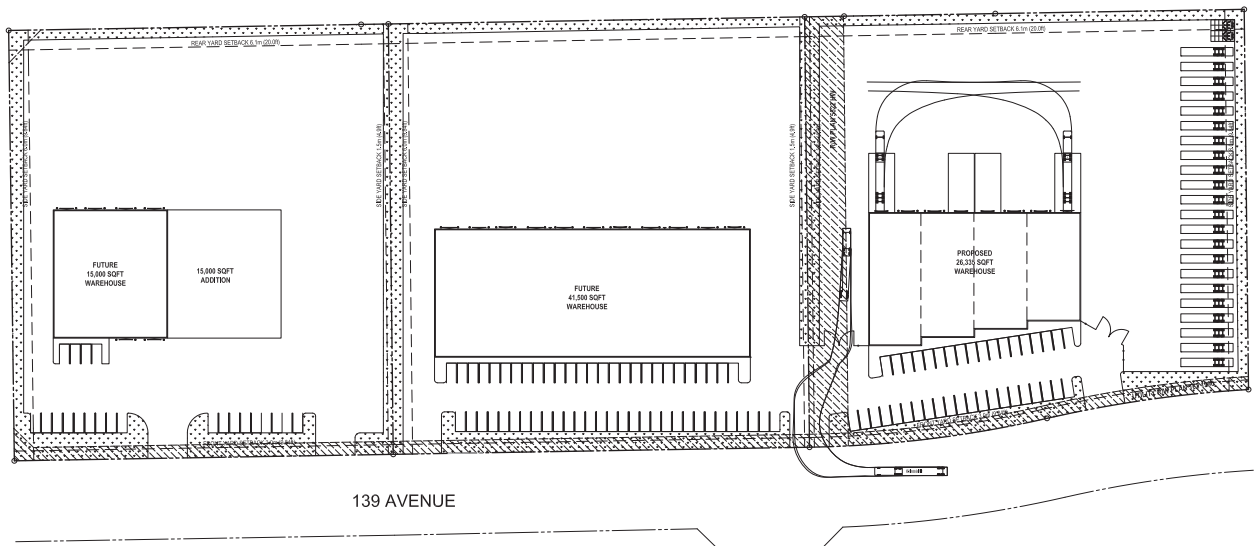
# PROPERTY DETAILS

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

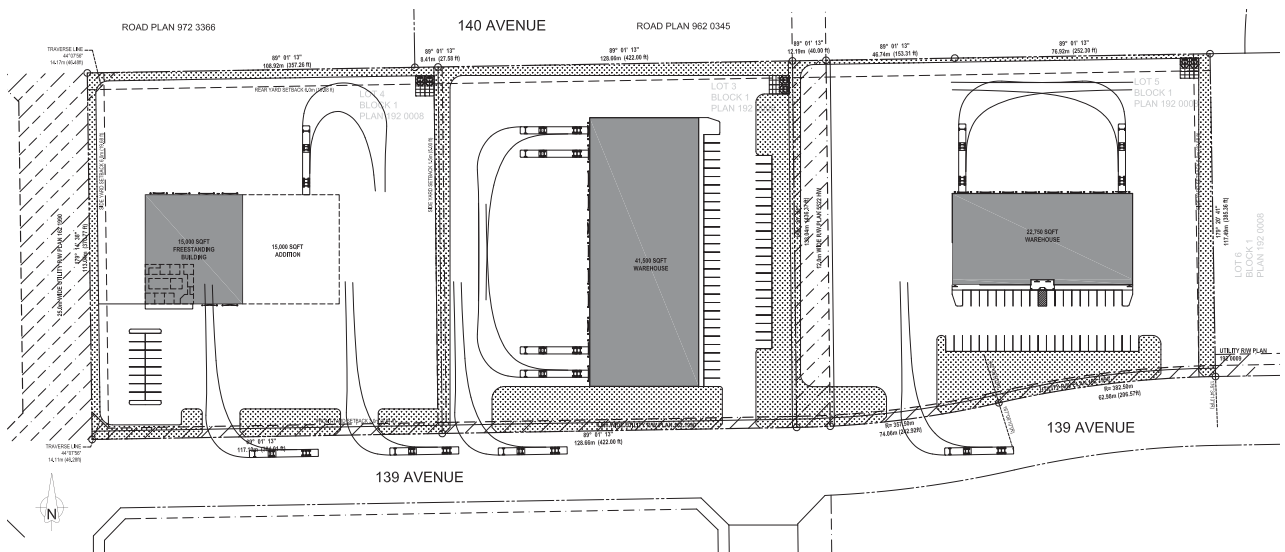
<b>Crane:</b>	BTS: Crane capable building
<b>Clear Height:</b>	24'-36' Clear
<b>Parking:</b>	Trailer Parking/yard (to suit)
<b>Zoning:</b>	CA - Arterial Commercial
<b>Lease Rate:</b>	Market
<b>Sale Price:</b>	Market
<b>Build-to-Suit Availability:</b>	12-16 months from the lease execution
<b>Sale Availability: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

## CONCEPTUAL PLAN A

140 AVENUE



## CONCEPTUAL PLAN B



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# SUBDIVISION PLAN

OTHER AVAILABLE PARCELS HIGHLIGHTED IN GREEN



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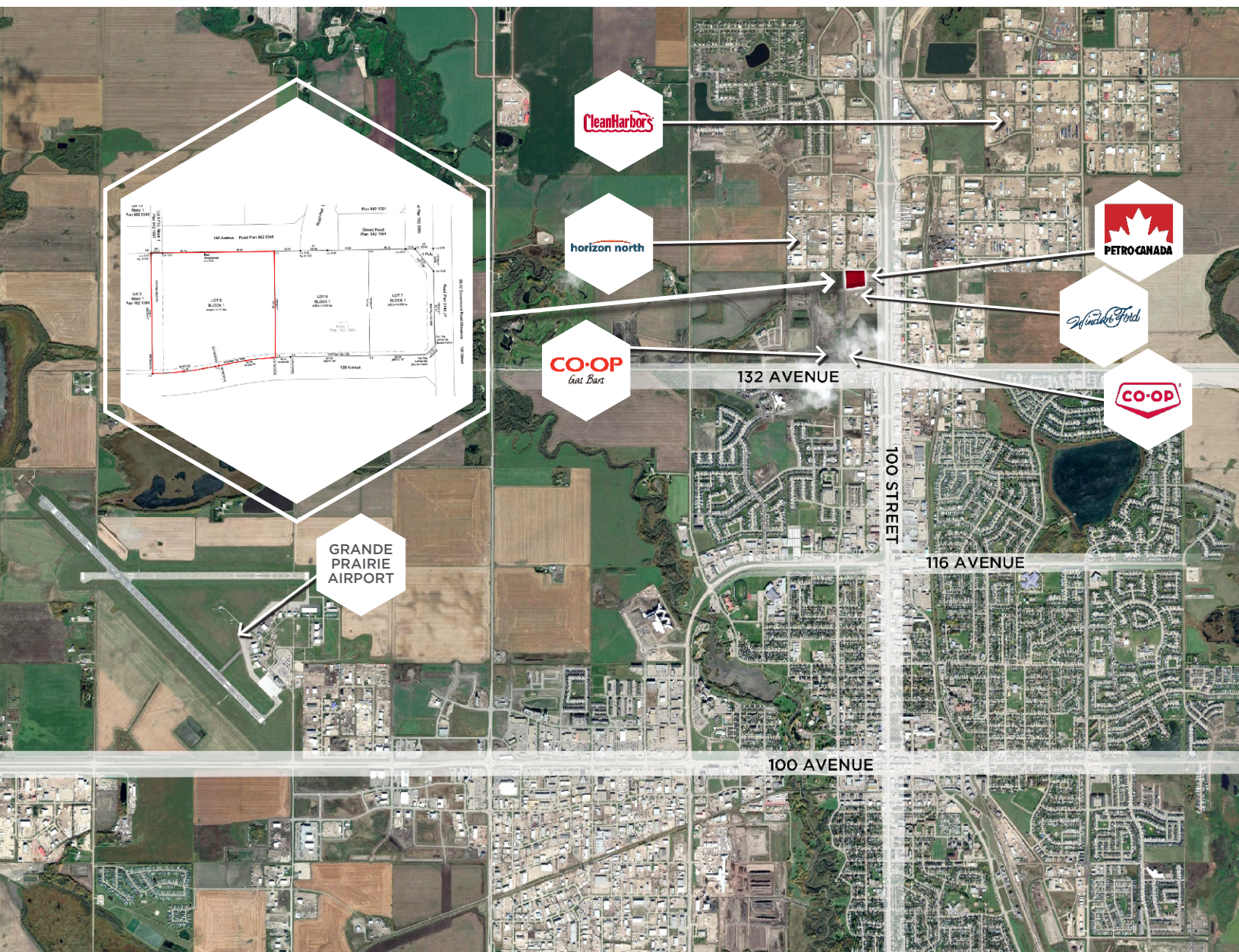
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# AERIAL



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