

FOR SALE/LEASE/BUILT-TO-SUIT OPPORTUNITY

# TRADER RIDGE

Northwest Corner of 132 Avenue &  
100 Street, Grande Prairie, AB



**Jeff Drouin Deslauriers**

Associate Partner

780 701 3289

[jeff.deslauriers@cwedm.com](mailto:jeff.deslauriers@cwedm.com)

**Jeff McCammon, CCIM**

Partner

780 445 0026

[jeff.mccammon@cwedm.com](mailto:jeff.mccammon@cwedm.com)

**Doug Bauer**

Senior Associate

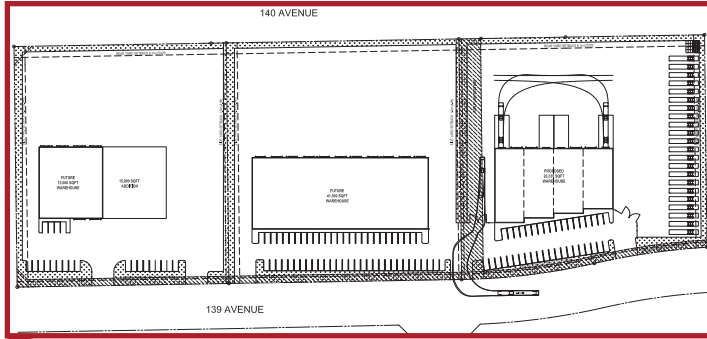
780 991 6456

[doug.bauer@cwedm.com](mailto:doug.bauer@cwedm.com)

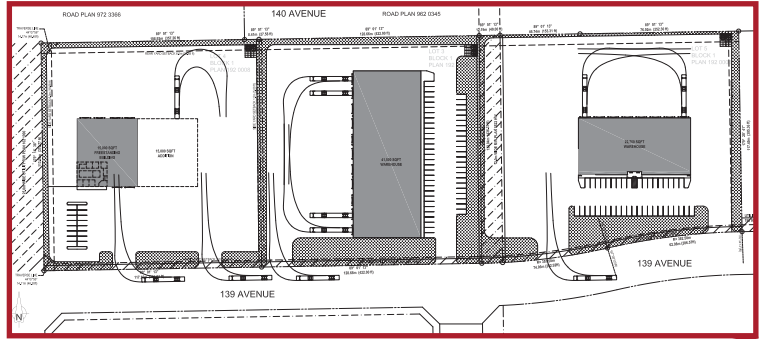
# SITE PLAN

GREEN - AVAILABLE  
GREY - UNAVAILABLE

CONCEPTUAL PLAN A



CONCEPTUAL PLAN B





# FEATURES & SPECIFICS

## ADDRESS

Northwest Corner of 132 Avenue & 100 Street, Grande Prairie

## ZONING

CA - Arterial Commercial

## SERVICING

Fully Serviced

## COMMENTS

- 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!

# LOT PRICING

PHASE	LOT #	ACRES	PRICE PER ACRE
Block 1 (Future Phase)	Lot 5	-	Contact Agent
Block 1	Lot 5	4.23 Acres	Contact Agent
Block 2	Lot 1	7.22 Acres	Contact Agent
Block 2	Lot 2	6.65 Acres	Contact Agent
Block 2	Lot 3	6.65 Acres	Contact Agent
Block 2	Lot 4	6.82 Acres	Contact Agent
Block 3	Lot 2	12.82 Acres	Contact Agent
Block 3	Lot 5	14.41 Acres	Contact Agent
Block 3	Lot 8	2.04 Acres	Contact Agent
Block 3	Lot 9	1.91 Acres	Contact Agent
Block 5	Lot 2	4.65 Acres	Contact Agent
Block 4	Lot 1	3.36 Acres	Contact Agent



WHISPERING  
RIDGE  
COMMUNITY  
SCHOOL

TRADER RIDGE BUSINESS PARK

HIGHWAY 43 (100 STREET)

140 AVENUE

PETRO CANADA

WINDSOR FORD

STORM POND

CO-OP GAS BAR

CO-OP GROCERY

SHOPPES OF  
TRADER RIDGE

132 AVENUE

GRANDE PRAIRIE  
ACUPUNCTURE

ST.  
CATHERINE  
CATHOLIC  
SCHOOL



**CUSHMAN &  
WAKEFIELD**  
Edmonton

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