

FOR SALE/LEASE/BUILT-TO-SUIT OPPORTUNITY

TRADER RIDGE

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



DRONE
VIDEO



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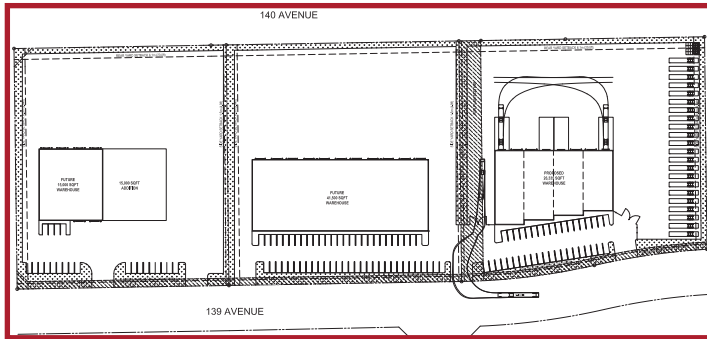
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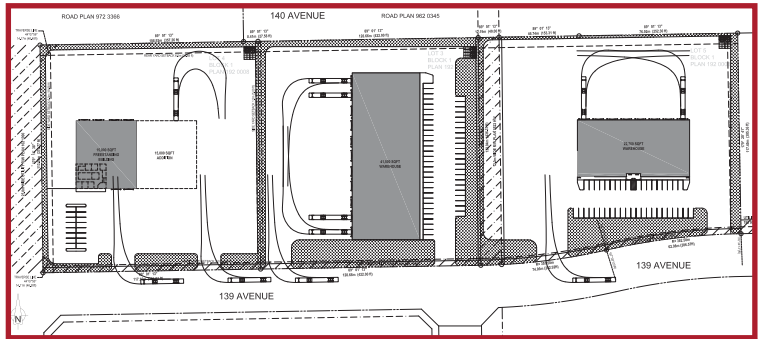
SITE PLAN

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

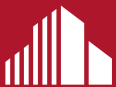
CO-OP GROCERY

SHOPPES OF
TRADER RIDGE

132 AVENUE

GRANDE PRAIRIE
ACUPUNCTURE

ST.
CATHERINE
CATHOLIC
SCHOOL



**CUSHMAN &
WAKEFIELD**
Edmonton

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