

FOR LEASE HARKER BUILDING

#102, 8805 Resources Road,
Grande Prairie, Alberta

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

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Devan Ramage
Associate
780 702 9479
devan.ramage@cwedm.com

Jordan Murray
Senior Associate
780 429 9399
jordan.murray@cwedm.com

PROPERTY HIGHLIGHTS

- High exposure multi-storey development strategically located along Resources Road.
- Resources Road sees 16,926 vehicles per day.
- Excellent access and exposure to Resources Road.
- Come join the following businesses within the area: Grassroots Realty Group, Ramona's Pizza & Social Hall, Design Works Engineering, Kinesis Physical Therapy Corp and many others!
- Ample on site parking available.
- High exposure signage opportunities available.
- (CA) Arterial Commercial District Zoning allows for a wide variety of uses.
- Estimated Additonal Rent: \$10.00 / SF (2024)
- Lease Rate: Contact Listing Agent

MUNICIPAL ADDRESS:

#102, 8805 Resources Road
Grande Prairie, AB

LEGAL DESCRIPTION:

Lot, Block 4, Plan O825804

ZONING:

(CA) Arterial Commercial
District Zoning

NEIGHBOURHOOD:

Highland Park

INTERIOR PHOTOS



AERIAL



DEMOGRAPHICS



POPULATION

1KM	3KM	5KM
7,157	45,291	75,403



AVERAGE INCOME

1KM	3KM	5KM
\$101,004	\$130,842	\$139,402



HOUSEHOLD

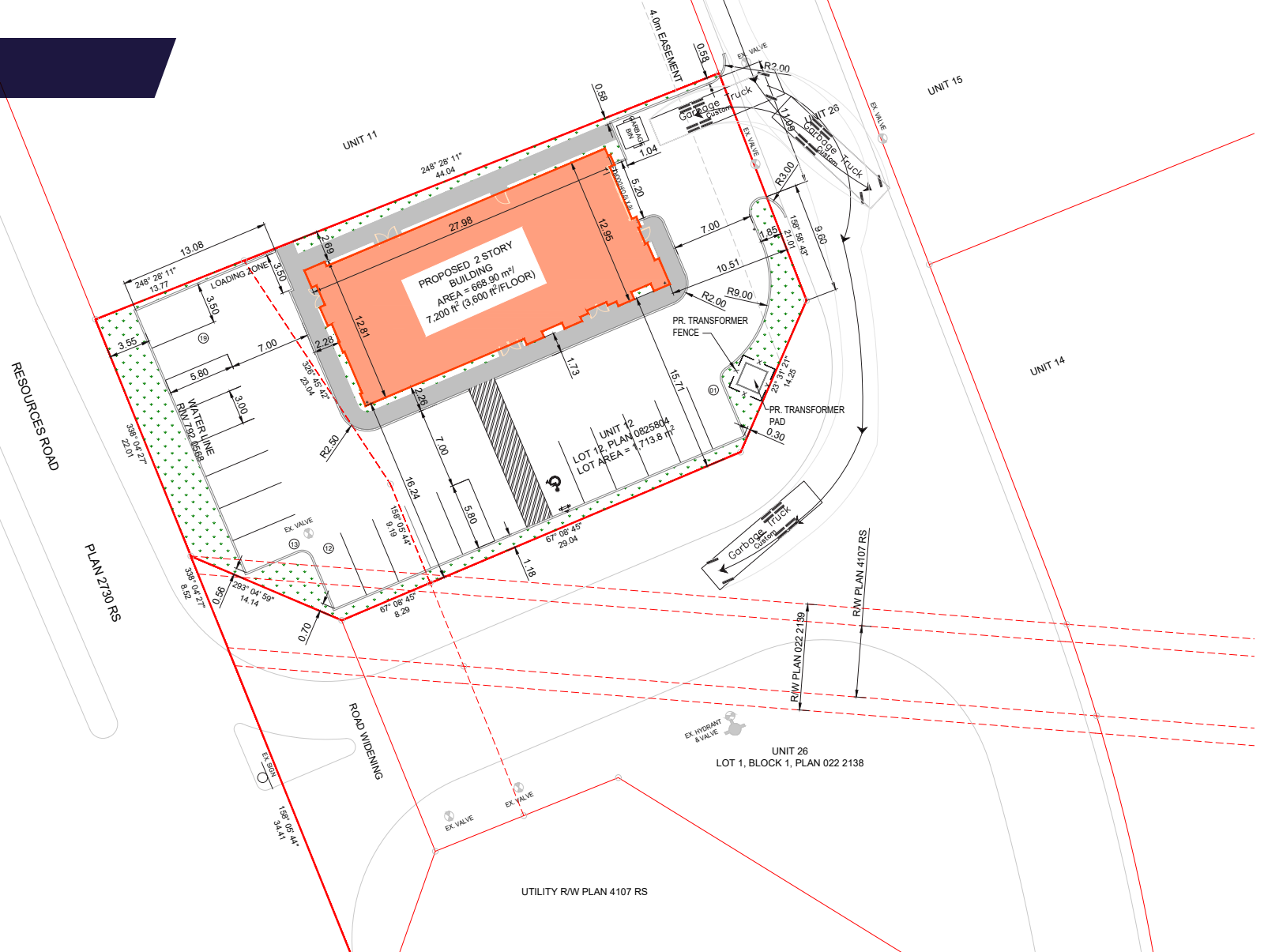
1KM	3KM	5KM
2,834	16,378	26,656



VEHICLES PER DAY

16,926 at the intersection of 88 ave and Resources Road

SITE PLAN



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