

FOR LEASE
11706 - 99 Avenue

Grande Prairie, AB



Highlights

- New retail centre located on the main street of Grande Prairie's retail corridor known as the "Shopping Capital of the North".
- Anchored by Visions Electronics.
- Close proximity to nationally recognized retailers such as Costco, The Brick, Home Depot, Mark's Work Wearhouse, and Petsmart.
- Located off of a primary highway.
- Bays from 750 - 12,920 square feet available immediately.

FOR FURTHER INFORMATION, PLEASE CONTACT:

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NAI Commercial

Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified by Purchaser prior to purchase.

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Details

Site Size: 3.59 Acres

Available Area:

Building 2 - Retail B		Net Rental Rates
Vacant:	1,000 sq. ft.	\$22.00 psf
	4,000 sq. ft.	\$14.00 psf
	12,905 sq. ft.	\$10.00 psf

Building 3 - Retail C
Next to be built (est. 18 mos.): 2,000 - 20,225 sq. ft.

Op. Costs and Taxes: \$5.00 psf

Zoning: C-1100-CA
Arterial Commercial District

Available: Retail B: Immediately
Retail C: ±12 months



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