

FOR SALE

WESTGATE PLAZA

11230 WESTGATE DRIVE, GRANDE PRAIRIE, AB

AVISON
YOUNG





EXECUTIVE SUMMARY

NNN INVESTMENT OPPORTUNITY

Avison Young is pleased to present the exclusive opportunity to acquire a 100% freehold interest in Westgate Plaza (the "Property"), located at 11230 Westgate Drive, Grande Prairie, Alberta.

Westgate Plaza consists of approximately 7,400 square feet of leasable area on a 0.79-acre site. The Property is 100% occupied with 8.3 years of weighted average lease term remaining. In addition to the long-term leases, the property is anchored by Five Guys and Ace Liquor, both with corporate covenants.

Situated along Westgate Drive, the site has prominent exposure and access from one of the main thoroughfares and retail corridors in Grande Prairie. The Property provides an attractive income stream with a strong tenant mix and contractual revenue growth.

Westgate Plaza is being offered with no set bid date for the time being. Offers will be considered as they are received.

For more information, please reach out to a member of the advisory team.

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LIST PRICE

\$4,300,000

SIGN CONFIDENTIALITY AGREEMENT

PROPERTY OVERVIEW

PROPERTY SPECIFICATIONS

MUNICIPAL ADDRESS

11230 Westgate Drive, Grande Prairie, AB

LEGAL DESCRIPTION

Plan 1026218; Block 2; Lot 1A

YEAR BUILT

2011

SITE SIZE

0.79 acres

LEASABLE AREA

7,395

PARKING

+/- 36 surface stalls

WEIGHTED AVERAGE LEASE TERM

8.3 Years

OCCUPANCY

100%

LAND USE/ZONING

CA - Arterial Commercial

TRAFFIC COUNTS (108 STREET)

16,583 AADT

TAX LEVY (2025)

\$ 58,939

TENANTS

Five Guys & Ace Liquor Discounter



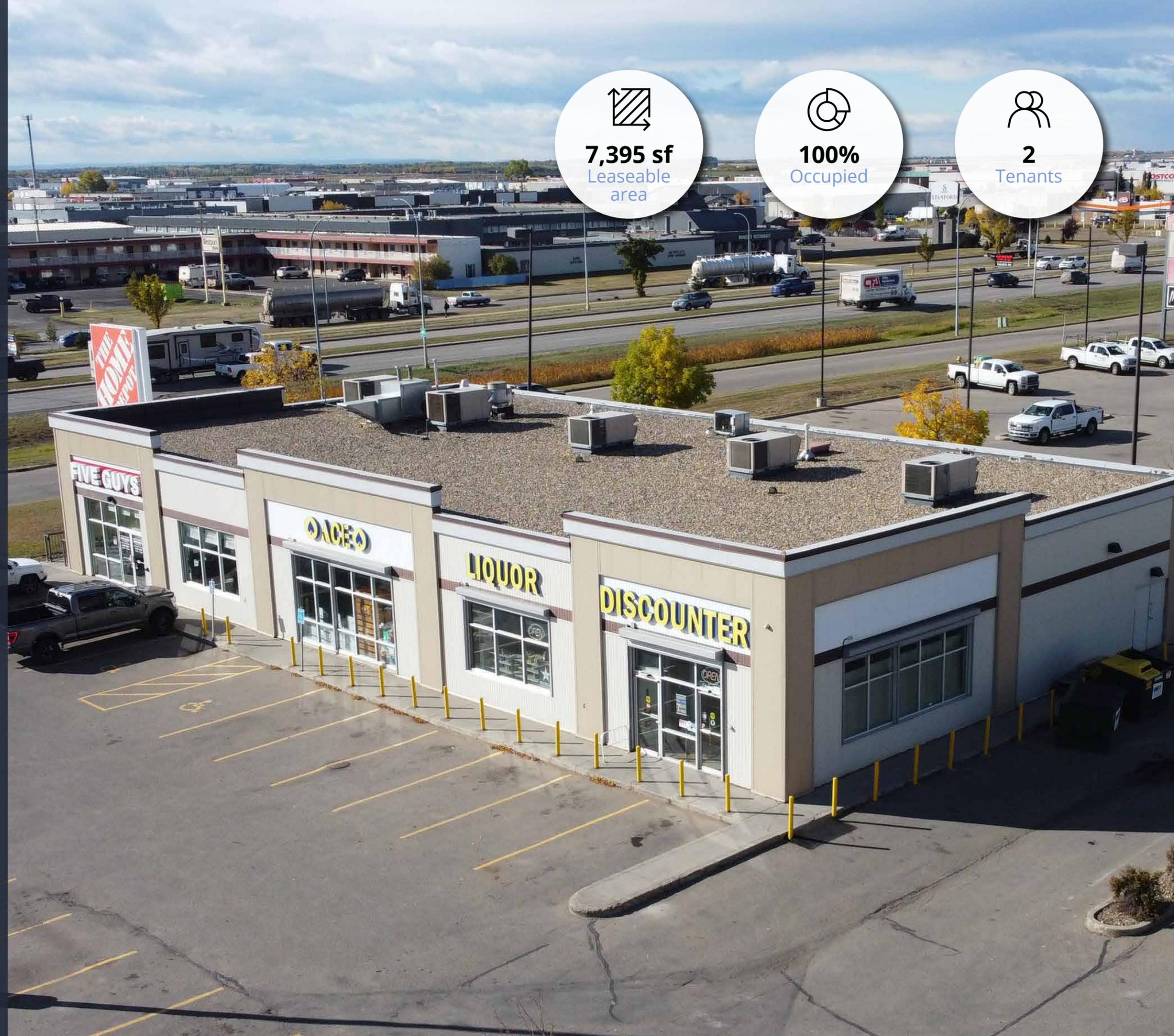
7,395 sf
Leaseable
area



100%
Occupied



2
Tenants



LOCATION OVERVIEW

GRAND PRAIRIE, ALBERTA

Grande Prairie is the fifth largest city in northwestern Alberta, and one of the fastest growing cities in North America. It serves as a regional hub for commerce, industry, and services. Historically, the economy of Grande Prairie has been closely tied to natural resource industries such as agriculture, forestry, and oil and gas. However, in recent years, the city has seen diversification efforts to reduce its dependence on these sectors and promote growth in other areas.

A young, growing population

Grande Prairie is one of the youngest cities in Canada and one of the fastest growing cities in North America. The population has nearly doubled in the past 20 years, driven by steady growth and an influx of young families. With a median age of 31.9, it's among Canada's youngest cities, with more children under 5 than seniors over 65.

<https://cityofgp.com/economic-development>

DRIVE TIMES

10 MINS

DOWNTOWN GRANDE PRAIRIE

15 MINS

GRANDE PRAIRIE AIRPORT

5 HRS

EDMONTON



AMENITIES AND SERVICES

- | | | | | | |
|----|----------------------------------|----|---------------------------|----|-------------------------------|
| 01 | Great Northern Casino | 04 | Northwestern Polytechnic | 07 | Bonnetts Energy Centre |
| 02 | Grande Prairie Regional Hospital | 05 | Museum & Heritage Village | 08 | RCMP |
| 03 | Legion Field | 06 | Muskosepi Park | 09 | Grande Prairie Public Library |

GET IN TOUCH.

EDMONTON CAPITAL MARKETS

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