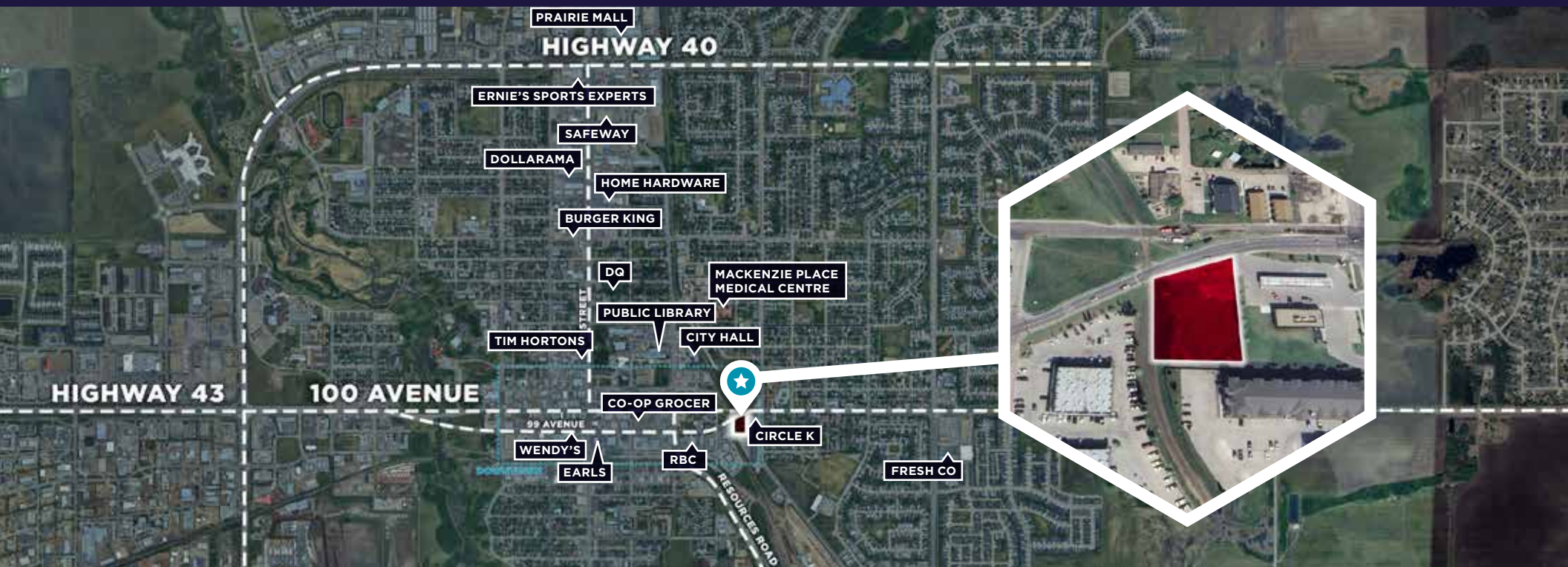


LAND LEASE OR BUILD TO SUIT

PRIME DEVELOPMENT OPPORTUNITY

9611 100 Avenue, Grande Prairie, AB



PROPERTY HIGHLIGHTS *Centrally located land parcel*

Prime development land in Grande Prairie offering direct access off 100th Avenue, a high-traffic arterial corridor surrounded by established retail and medical tenants. The area benefits from strong daytime population, consistent traffic volumes, and proximity to major employment nodes, making it an excellent location for commercial development.

Well-suited for service-oriented uses such as car washes, oil service centres, mechanic services, and drive-thru concepts. Comprising approximately 34,412 square feet and located adjacent to Grande Prairie's downtown core, the property presents flexible land lease and build to suit opportunities for users seeking a highly accessible, centrally located site.

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Senior Associate

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PROPERTY DETAILS

MUNICIPAL ADDRESS:	9611 100 AVENUE, GRANDE PRAIRIE, AB
LEGAL DESCRIPTION:	RAILWAY PLAN 9720313; AREA 1
SITE SIZE:	± 0.79 acres (34,412 SF)
LAND USE:	IB - INDUSTRIAL BUSINESS
ASKING LEASE RATES:	Market
TAXES (2024):	\$8,805.72

