

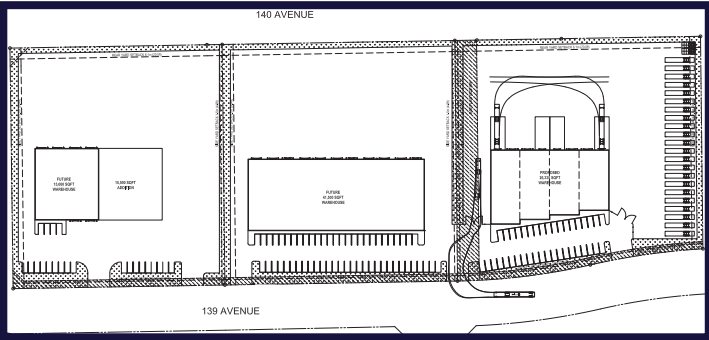
TRADER RIDGE BUSINESS PARK

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

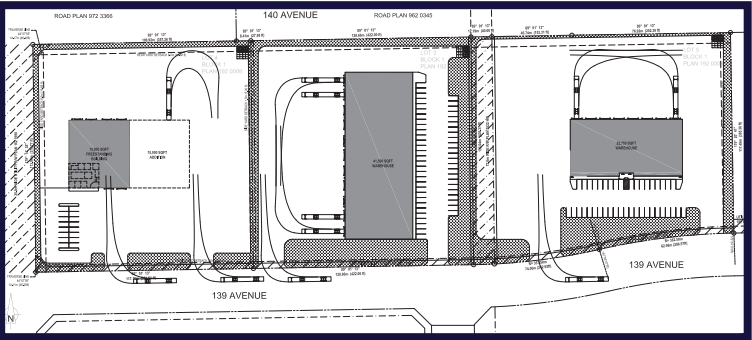


SITE PLAN

CONCEPTUAL PLAN A



CONCEPTUAL PLAN B



PROPERTY HIGHLIGHTS

ADDRESS

Northwest Corner of 132 Avenue &
100 Street, Grande Prairie

ZONING

CA - Arterial Commercial

SERVICING

Fully Serviced

COMMENTS

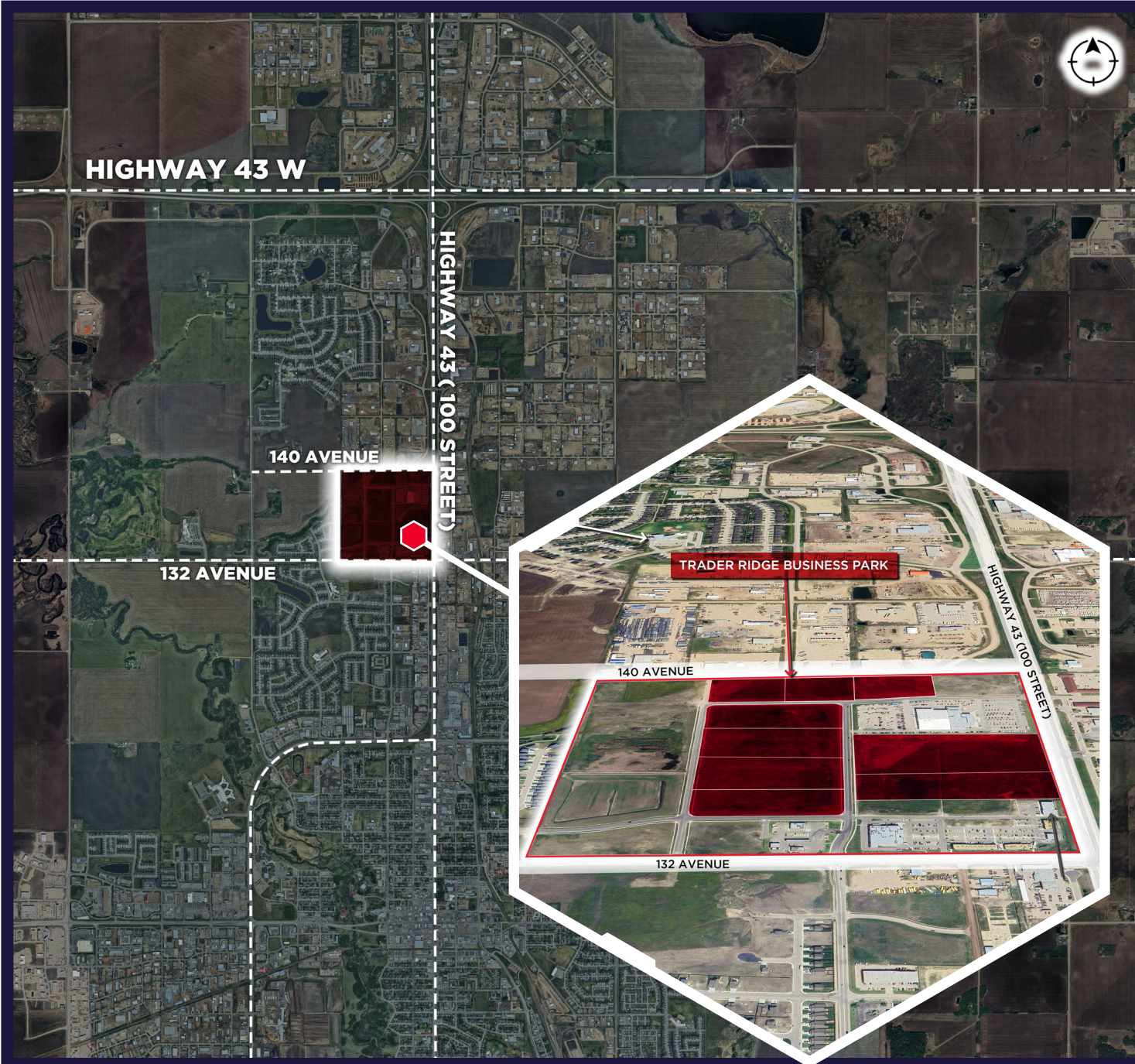
- Prime location with easy access to HWY 43 Located in the heart of North Grande Prairie expanding residential and commercial districts.
- Business Park with sidewalks, street lights, curbs, and paved roads.
- Close to the shoppes of Trader Ridge retail tenants which include Starbucks, Popeye's Chicken, 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 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 5	Lot 2	4.65 Acres	Contact Agent

LAND FOR SALE/LEASE



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DECEMBER, 2025