



For Sublease

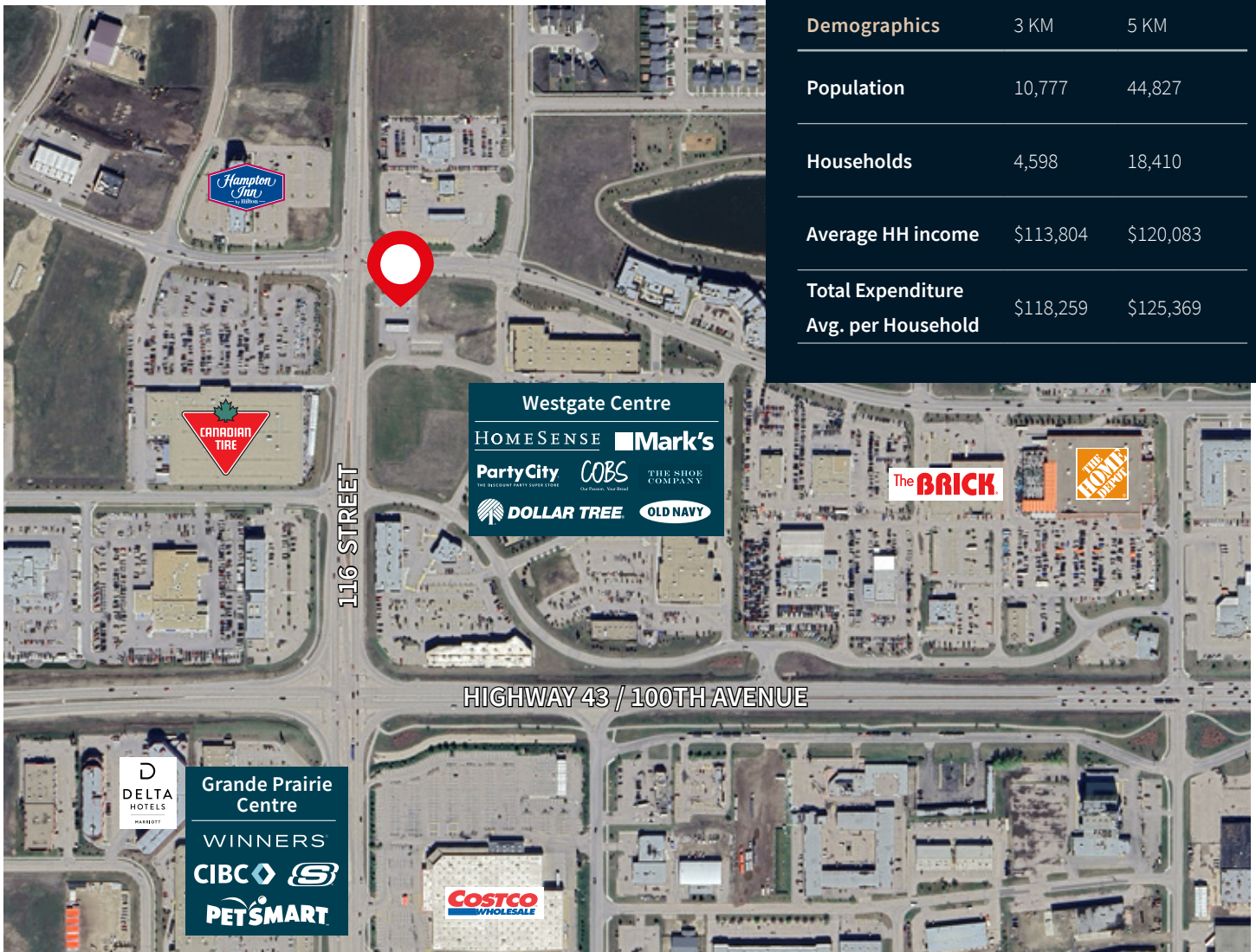
Gas bar anchored retail unit

Westgate Centre

104th Avenue and 116th Street
Grande Prairie, Alberta

- End-cap opportunity for QSR or general retailer.
- Strategic Westgate Centre location, shadow anchored by Homesense and Dollar Tree, with nearby Canadian Tire and Costco. Part of the city's growing commercial district, making it attractive for businesses and investors.
- Largest city in northwestern Alberta, with a population of 67,265 in 2023.

Sublease Area:	1,000 SF end cap unit
Sublease Base Rent:	Market Sublease Rates
Additional Rent:	CAM: \$14.06 PSF Taxes: \$6.78 PSF (2025 est.)
Sublease Term:	January 18, 2040 expiry
Availability:	Immediate
Zoning:	C-2 Highway Commercial



Demographics	3 KM	5 KM
Population	10,777	44,827
Households	4,598	18,410
Average HH income	\$113,804	\$120,083
Total Expenditure	\$118,259	\$125,369
Avg. per Household		

**For information,
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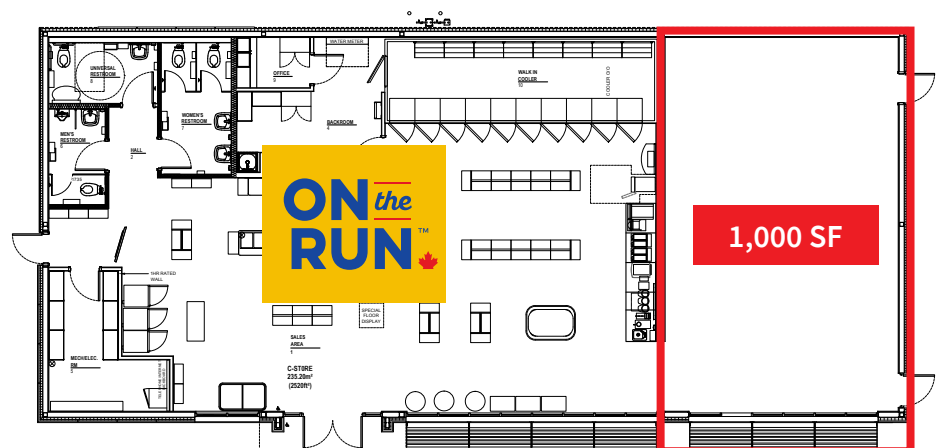
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Site Plan



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