



For Lease

Grande Prairie Power Centre

SW Corner of Hwy 43 & 116 St.
Grande Prairie, AB

8,504 SF; and 20,059 SF
Available for lease

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Property Details

Address	SW Corner of Hwy 43 & 116 St.Grande Prairie, AB
Available Units	8,504 SF; & 20,059 SF
Lease Rate	Market
Additional Rent PSF (2024 est.)	Op. Costs: \$7.96 + Taxes: \$6.09 = \$14.05
Zoning	CA - Arterial Commercial District
Centre Tenants	Best Buy, PetSmart, Winners, CIBC, Scotiabank, Tommy Gun's, Edo Japan, Freshii, Sally Beauty, Opa!, N Nails, Fusion Cup, Mucho Burrito, Subway
Nearby Retailers	Costco, Canadian Tire

Area Demographics

Source: Statistics Canada, 2023

	3 KM	5 KM
Total Population	10,763	44,539
Median Age	32.6	33.9
Total Expenditure	\$546,882,826	\$2,189,061,946
Average HH Income	\$131,092	\$127,219
Total Households	4,059	17,178

Property Highlights

- Located in Grande Prairie Central West Business Park, the centre provides excellent exposure from Hwy 43
- Occupied by a variety of retailers including Best Buy, PetSmart, Winners, and many more
- Within the strongest retail node in the city

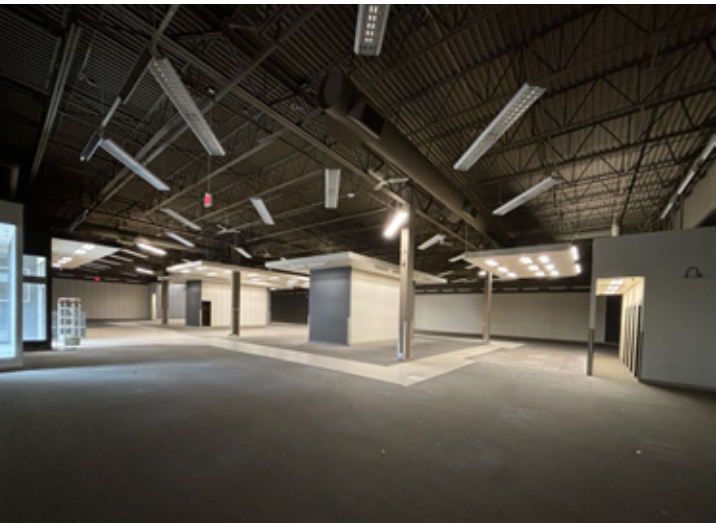


Property Photos - Exterior

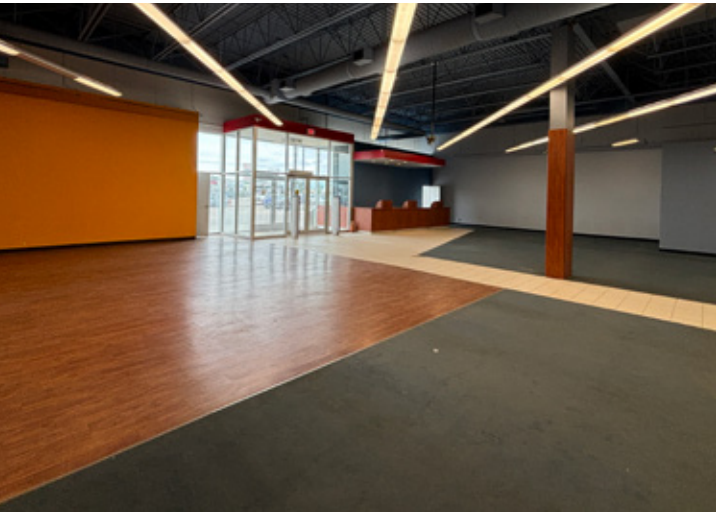


Property Photos - Interior

FOR LEASE - 20,059 SF



LEASED - 9,735 SF





For Lease



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