



For Lease

Grande Prairie Power Centre

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

1,356 SF; 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	1,356 SF; 8,504 SF; & 20,059 SF
Lease Rate	Market
Additional Rent PSF (2025 est.)	Large bay Op. Costs: \$6.93 + Taxes: \$6.40 = \$13.33 Small bay Op. Costs: \$10.30 + Taxes: \$6.40 = \$16.70
Zoning	CA - Arterial Commercial District
Centre Tenants	Best Buy, PetSmart, Winners, CIBC, Scotiabank, Tommy Gun's, Edo Japan, Sally Beauty, Opa!, TN Nails, Osmow's, Mucho Burrito, Subway
Nearby Retailers	Costco, Canadian Tire

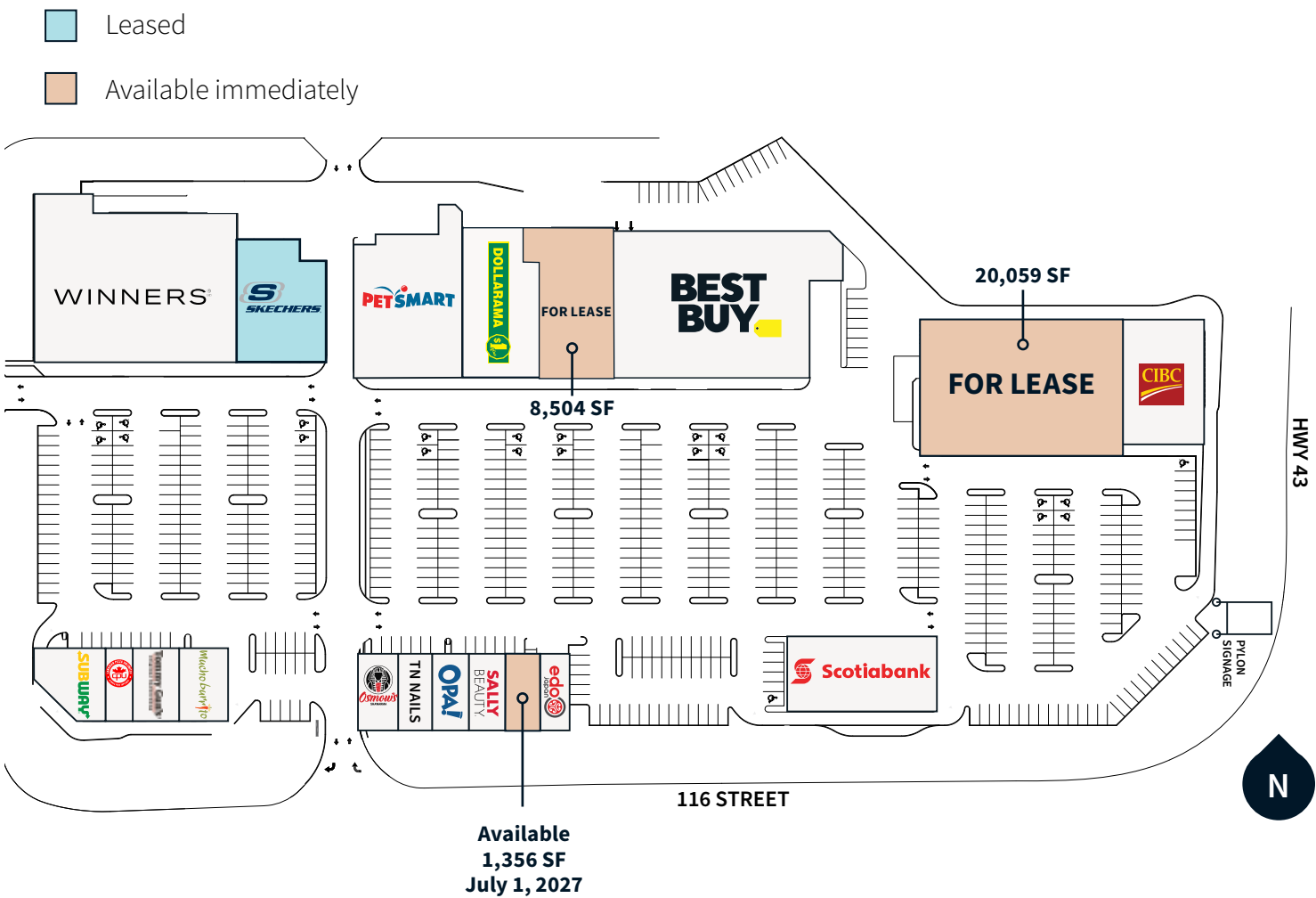
Area Demographics

Source: Statistics Canada, 2025

	3 KM	5 KM
Total Population	15,423	47,610
Median Age	34.3	35.5
Total Expenditure	\$927.3M	\$2.6B
Average HH Income	\$146,142	\$130,245
Total Households	6,100	19,437

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

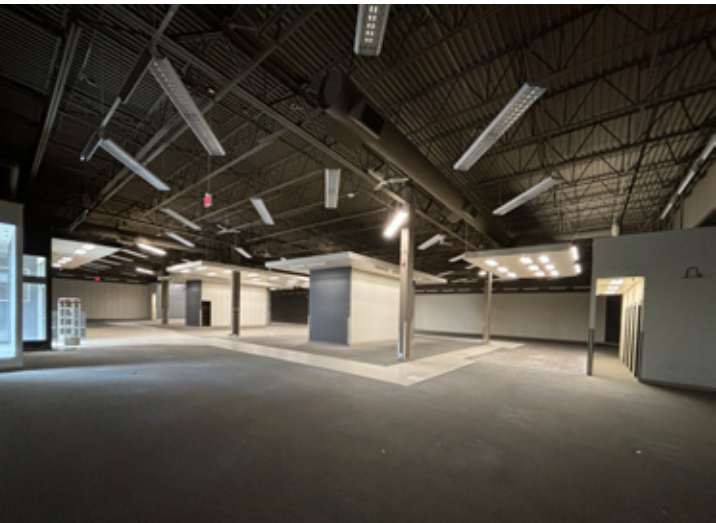


Property Photos - Exterior

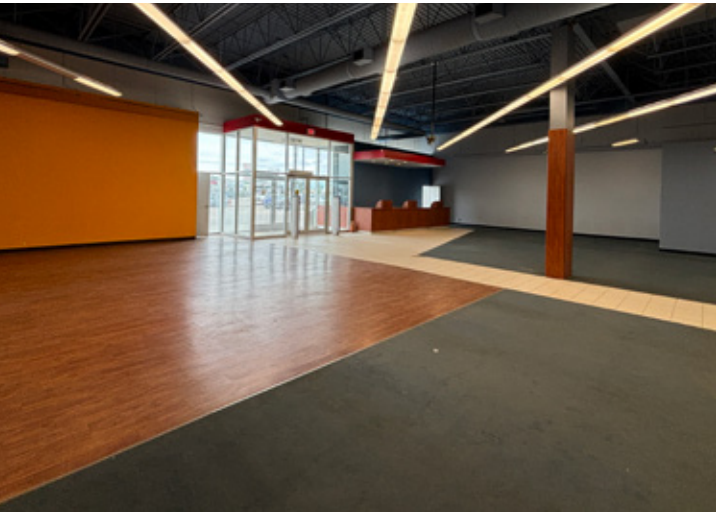


Property Photos - Interior

FOR LEASE - 20,059 SF



LEASED - 9,735 SF





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