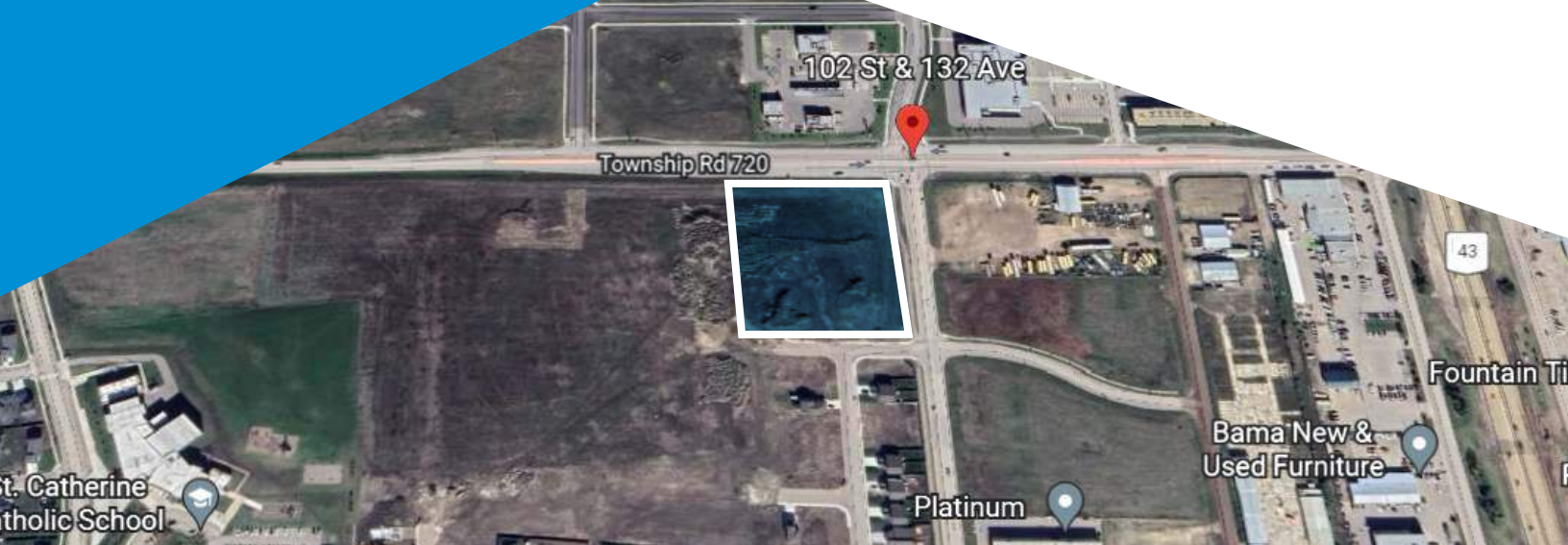


FOR SALE

5 Acres (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



SWC of 132 Avenue & 102 Street, Grande Prairie, AB

NORTHRIDGE RETAIL CENTRE

Property Highlights

- Grande Prairie currently has 69,355 residents (2020) and a trade area of over 288,000 people
- 132 Avenue traffic counts 42,565 VPD (2018)
- Seeking all retail, restaurant, medical & professional uses
- An opportunity to acquire north Grand Prairie's newest retail development, shadow-anchored by one of the market's most prominent retail grocers
- Minimal competing commercial
- An opportunity to acquire development land in grand prairie
- Adjacent to multiple new residential neighborhoods



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



www.lizotterealestate.com



780.488.0888



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

FOR SALE

Northridge Retail Centre

Property Information

Municipal Address: SWC of 132 Avenue & 102 Street,
Grande Prairie, AB

Legal Description: Northeast Section 35, Township 71,
Range 6, W6M

Size: 5 Acres (+/-)

Zoning: CA 1

Possession: Estimated Q3 2022

Contact

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OP Cost: Estimated at \$10.00/Sq. Ft.

Lease Rate: Market

Tenant Improvement Allowance: \$20.00/Sq. Ft.

Demographics within 3km

