

| FORMER CANADIAN TIRE GRANDE PRAIRIE |

11311 99 ST | GRANDE PRAIRIE | AB

# RETAIL FOR SALE



## 87,521 SF FORMER CANADIAN TIRE ON 6.29 AC FOR SALE

- Located in NW retail node of Grande Prairie, easily accessible from Highway 43
- CA (Arterial Commercial) zoning allows for a wide variety of potential uses
- Located just south of Prairie Mall Shopping Centre
- Dock loading

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# RETAIL SPACE FOR SALE

Vacancy	87,521 SF	Zoning	<a href="#">CA (Arterial Commercial)</a>
Available	Immediately	Sale Price	\$4,900,000.00 (\$55.99 PSF)
Year Built	2001, renovated in 2006	Property Taxes	\$196,481 (2022)
Municipal	11311 99 St, Grande Prairie, AB T8V 2H6	Parking	315 surface stalls
Legal	8322891;12;12-13 9623234;12;16	Site Coverage Ratio	31.9%



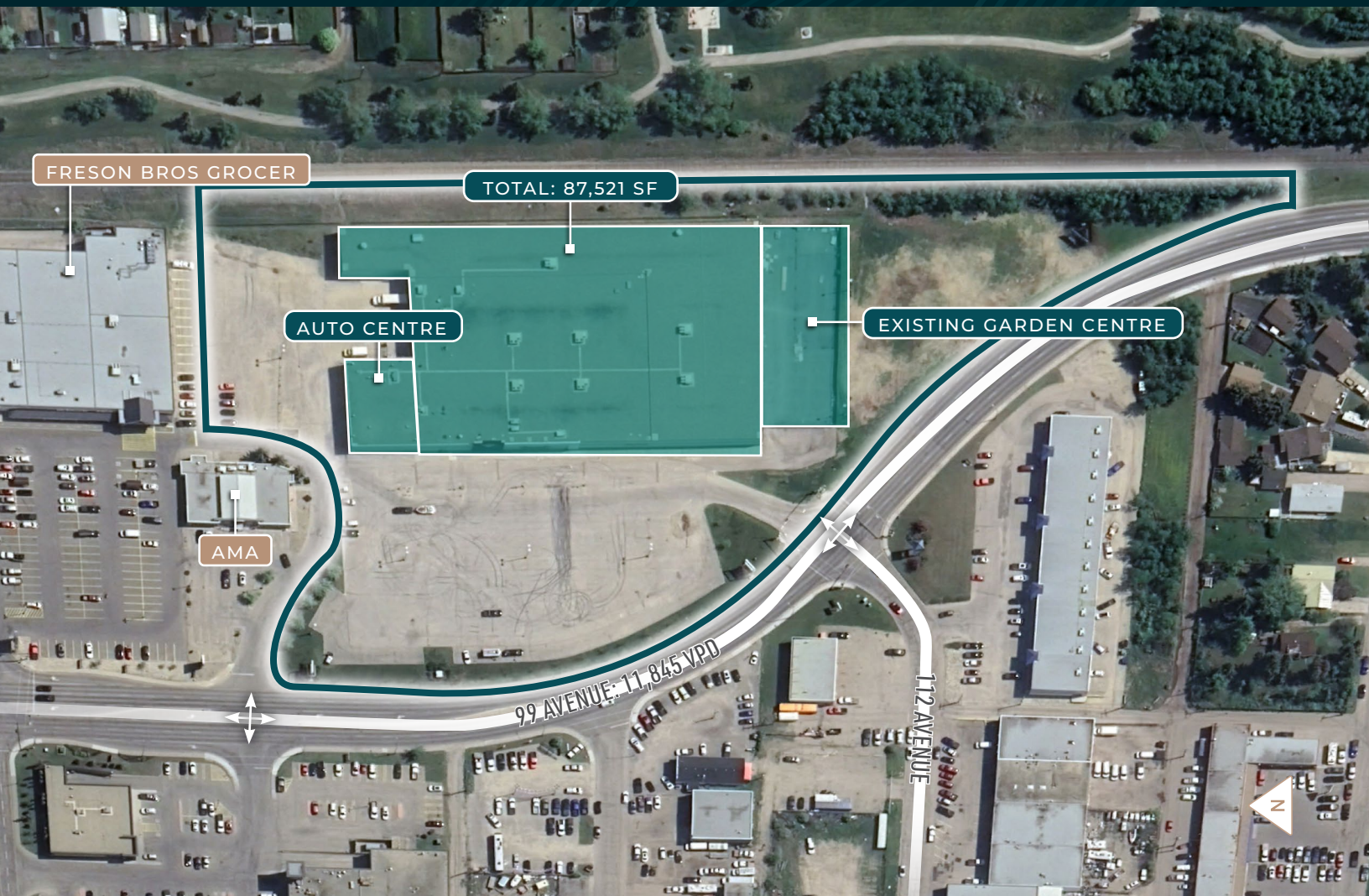
SIGNIFICANT  
ONSITE PARKING



LOCATED IN MAJOR  
RETAIL NODE



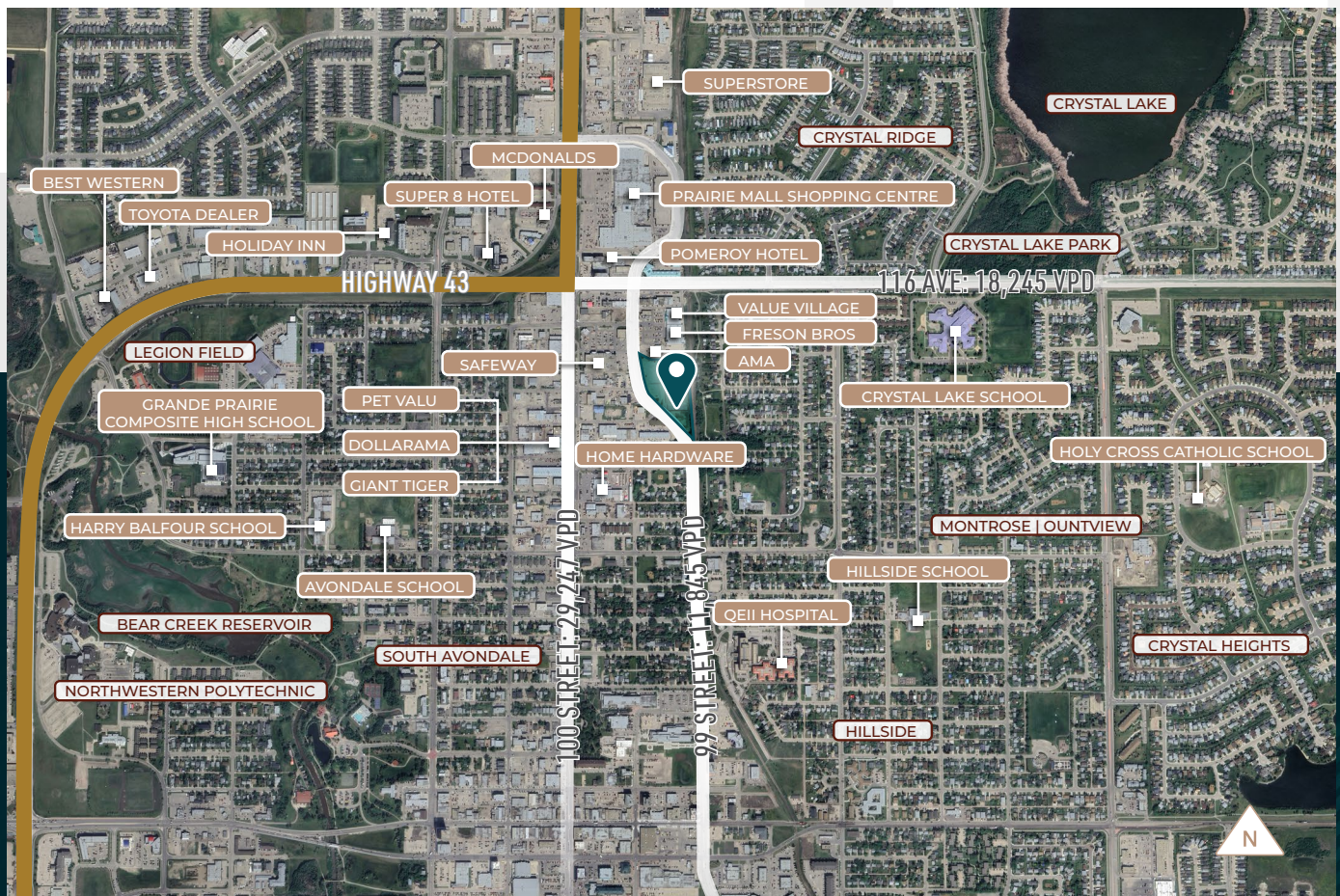
REDEVELOPMENT  
OPPORTUNITY



# OWNER | USER OR REDEVELOPMENT OPPORTUNITY IN GRANDE PRAIRIE

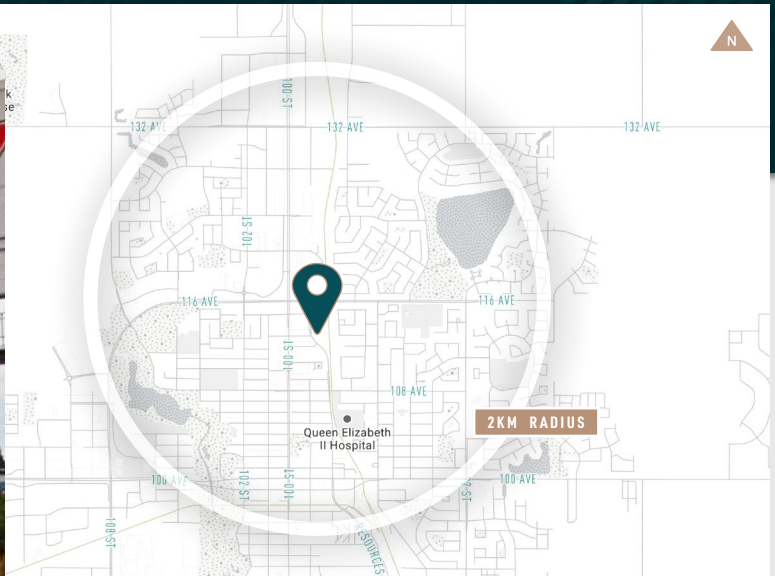
The opportunity is an 87,521 SF former Canadian Tire building available for sale. The Property was built in 2001 and underwent a renovation in 2006. It is situated on 6.29 acres, located just off Highway 43. It is firmly within a major retail node with nearby retailers such as Safeway, Freson Bros, Value Village and Prairie Mall Shopping Centre, as well as mature residential neighborhoods to the east and south. It is also located just north of the QEII Ambulatory Care Centre.

The Property features dock loading, significant onsite surface parking and a full interior buildout for retail use. The building can be easily reconfigured to a multi-tenant building, perfect for owner / user or redevelopment.. CA (Arterial Commercial) zoning allows for a wide variety of potential uses, such as automotive dealership, general retail and hotel.



# IDEALLY SITUATED

11311 99 STREET | GRANDE PRAIRIE | AB



## [ POPULATION ]

23,300 residents

**30,841 daytime population**

5.1% growth (2016-2022)

5.9% projected growth (2022-2027)

## [ AGE ]

0-19 yrs = 23.8%

**20-39 yrs = 35.4%**

40-59 yrs = 25.3%

60+ yrs = 15.4%

## ALEX FU

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## [ INCOME ]

**Average household income of \$120,848**

23.7% of households earn \$60,000 to \$100,000

50.1% of households earn more than \$100,000

## [ TRAFFIC ]

12,470 VPD on intersection of 99 Street & 112 Avenue (2019)

**29,058 VPD on intersection of 99 Street & 116 Avenue (2019)**

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