

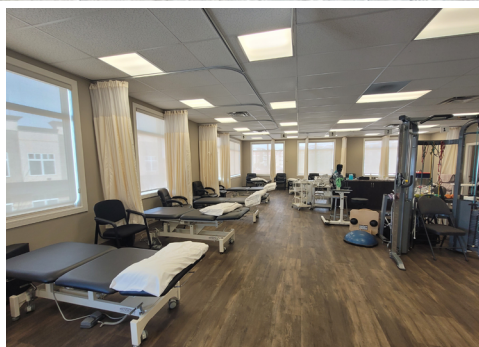
| GRANDE PRAIRIE COMMERCIAL CONDO |

#201 9625 97 STREET | GRANDE PRAIRIE | AB

RETAIL | OFFICE FOR SALE



UNIT #201 - INTERIOR PHOTOS



5,490 SF COMMERCIAL CONDO FOR SALE

- Located in Grande Prairie's Central Business District
- Fully fixtured space with medical / physiotherapy improvements
- Condos easily accessible from 100 Avenue and Resources Road

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PROPERTY FEATURES

#201 9625 97 STREET | GRANDE PRAIRIE | AB

Vacancy	Unit #201 - 5,490 SF	Property Tax	\$22,741.97 Annually
Available	Immediately	Condo Fees	\$3,251.28 monthly
Municipal	9625 97 Street, Grande Prairie, AB	Parking	6 Stalls
Legal	Condo Plan 1521195;3,5	Asking Price	\$899,000 (\$163.75 PSF)
Zoning	CC (Central Commercial District)		



EASY ACCESS FROM
100 AVENUE

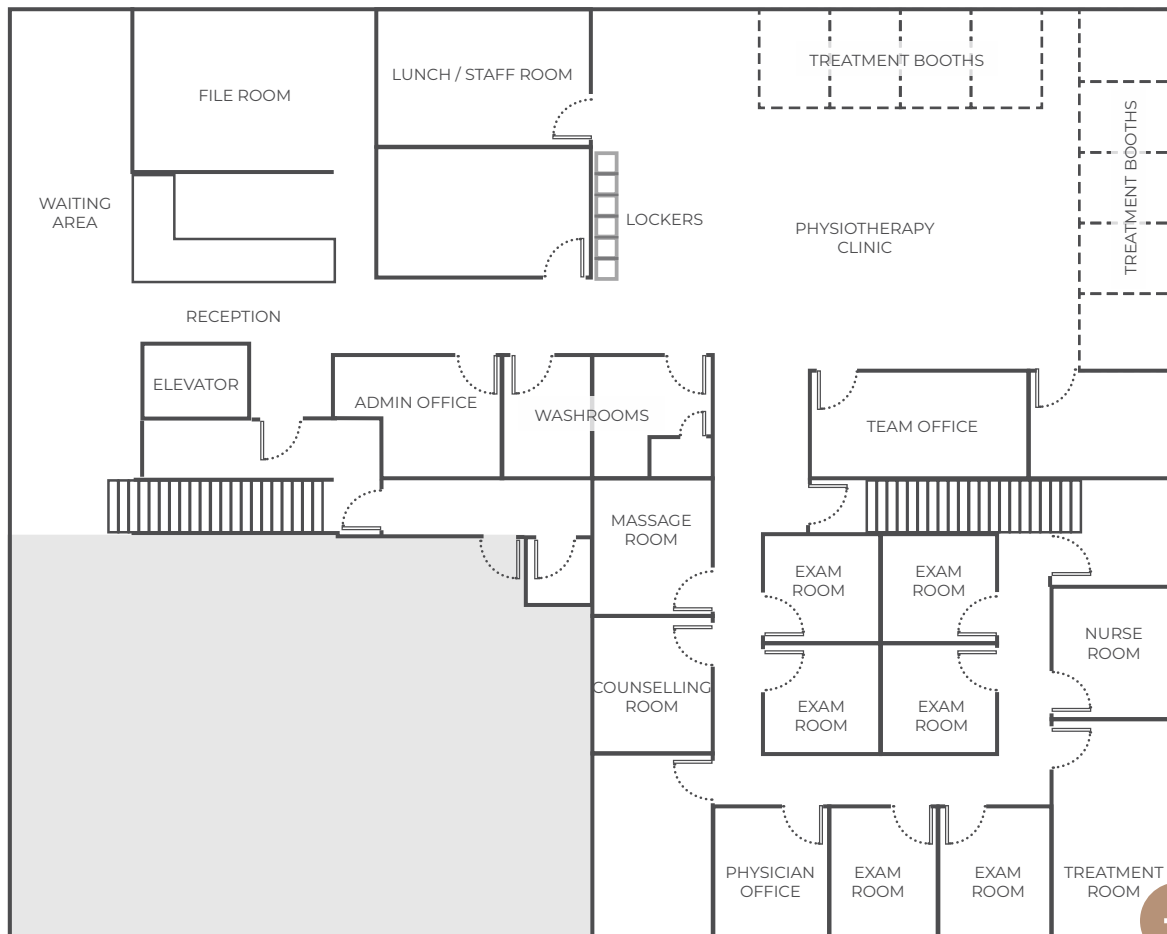


\$98,298 AVERAGE HOUSEHOLD
INCOME WITHIN 2KM



60 SURFACE-LEVEL
PARKING STALLS

FLOOR PLAN

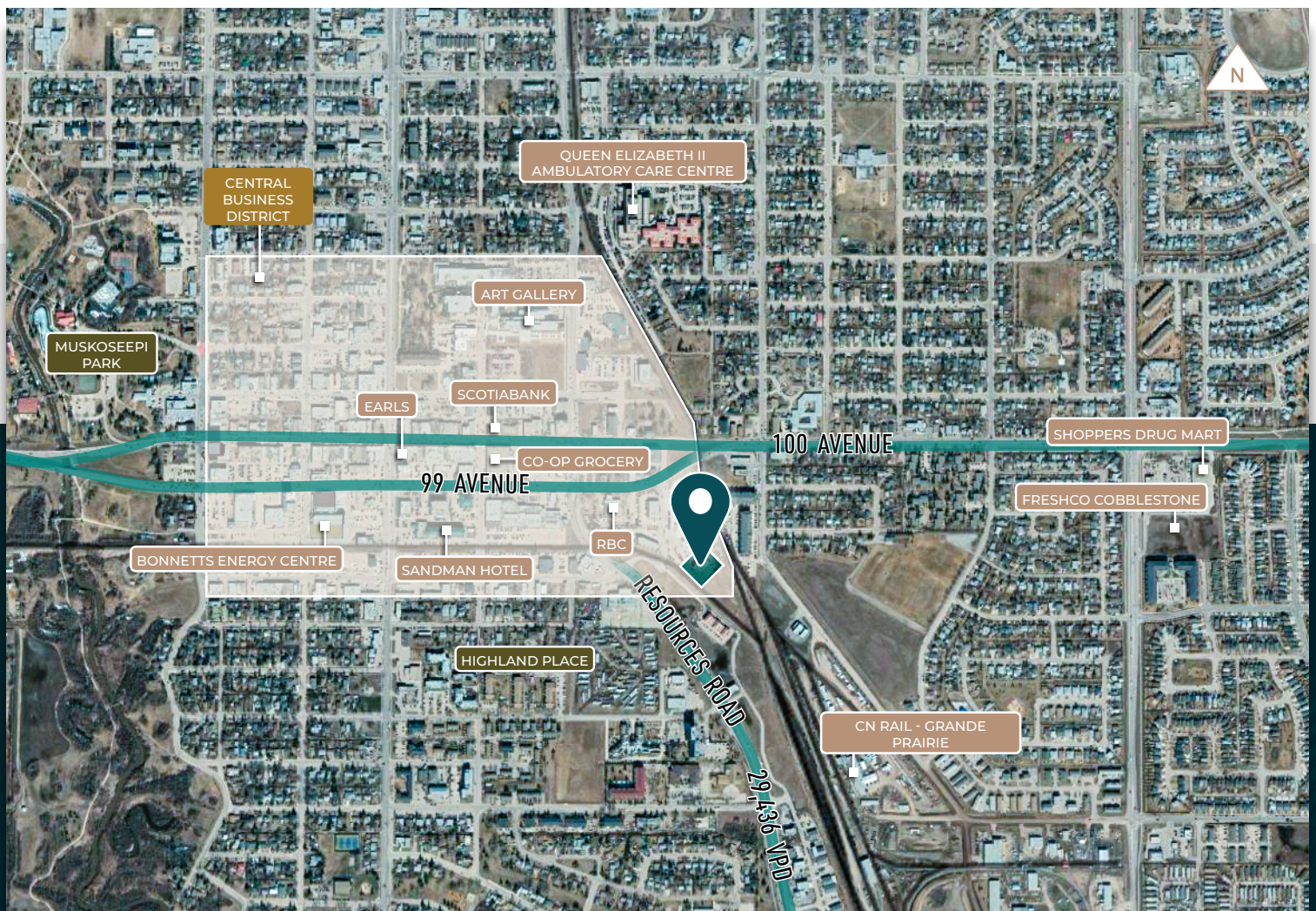


TOTAL
5,490 SF

OUTSTANDING OPPORTUNITY TO PURCHASE IN GRANDE PRAIRIE'S CENTRAL COMMERCIAL DISTRICT

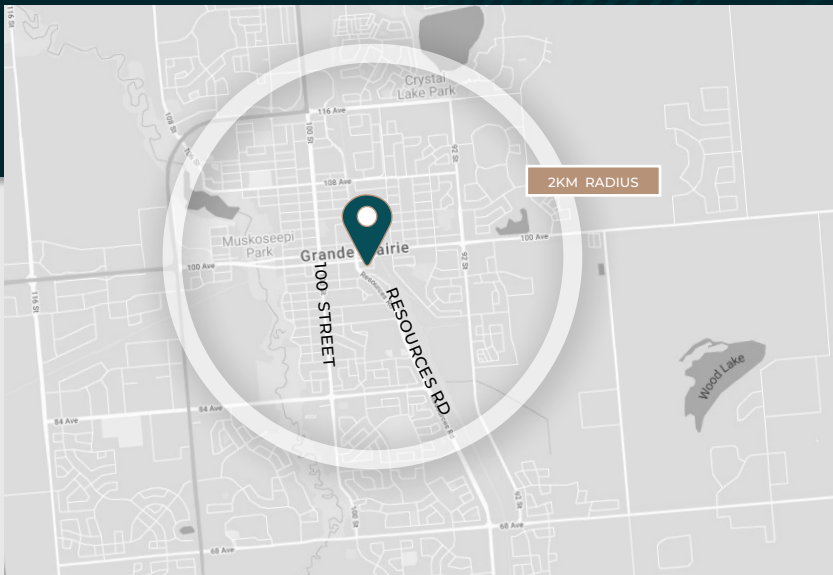
Unit 201 is fully fixtured as a medical | physiotherapy clinic, which provides a variety of professional users the opportunity to capitalize on a built out space that is ready for occupation. The building was constructed in 2014 and provides abundant parking and easy access from the arterial Resources Road and 100 Avenue. The properties provide a great opportunity to own a commercial condo, for an owner user or for an income generating property.

Grande Prairie is the seventh-largest city in Alberta, with a population of just over 69,000 (2018 census). One of the fastest-growing cities in the province, it is located approximately 456 km northwest of Edmonton. The city enjoys a high average income and an abundance of opportunities for employment in the main economic industries of forestry, agriculture and oil and gas. With the surrounding area home to 25% of the province's active drilling rigs, Grande Prairie enjoys a massive influx of working age population, which in turns drives demand for services.



IDEALLY SITUATED

#201 9625 97 STREET | GRANDE PRAIRIE | AB



[POPULATION]

23,418 residents

26,316 daytime population

3.4% growth (2016-2021)

4.0% projected growth (2021-2026)

[AGE]

0-19 yrs = 23.6%

20-39 yrs = 36.5%

40-59 yrs = 24.4%

60+ yrs = 15.4%

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[INCOME]

Average household income of \$98,298

25.0% of households earn \$60,000 to \$100,000

44.3% of households earn more than \$100,000

[TRAFFIC]

29,436 VPD on Resources Road

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Omada
COMMERCIAL