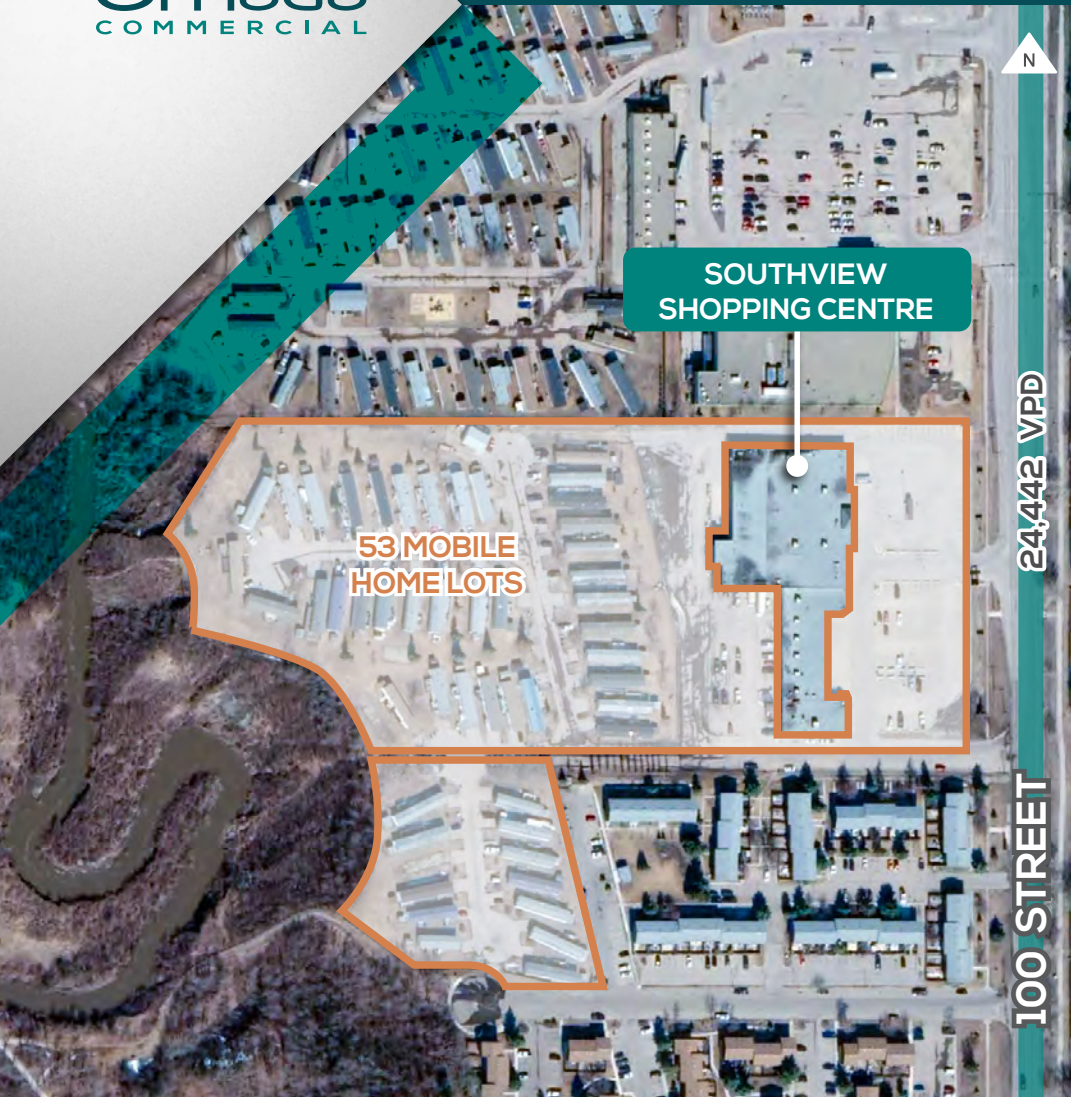


# SOUTHVIEW SHOPPING CENTRE & MOBILE HOME PARK

8010 100 STREET | GRANDE PRAIRIE | AB

**FOR SALE**

**Omada**  
COMMERCIAL



## REDEVELOPMENT OPPORTUNITY WITH SUPPORTING INCOME

- Shadow anchored by Safeway, surrounded by mature residential neighborhood
- Upside potential from lease up, additional development and under market rental rates
- Grand Prairie expecting Alberta's largest population growth outside of Edmonton and Calgary

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## PROPERTY FEATURES

- **Municipal:** 8010-8038, 100 Street, Grande Prairie, AB
- **Legal:** Plan 832-1251, Lot 2 & 3
- **Site Area:** Lot 2: 1.92 Acres  
Lot 3: 12.08 Acres
- **Zoning:** Shopping Centre: CL (Local Commercial)  
Mobile Home Park: MHC Manufacturing Home Community

## FINANCIALS

CURRENT

- **Shopping Centre Current Net Income:** \$151,757
- **Mobile Park Current Net Income:** \$137,378
- **Net Income:** **\$289,135**

PLEASE CONTACT OMADA TO DISCUSS THE CURRENT LEASING ACTIVITY AND A RENT ROLL. PLANS AND BUDGETING TO REPURPOSE AND LEASE THE FORMER GROCERY UNIT ARE AVAILABLE, WITH TENANT INTEREST



REDEVELOPMENT  
POTENTIAL



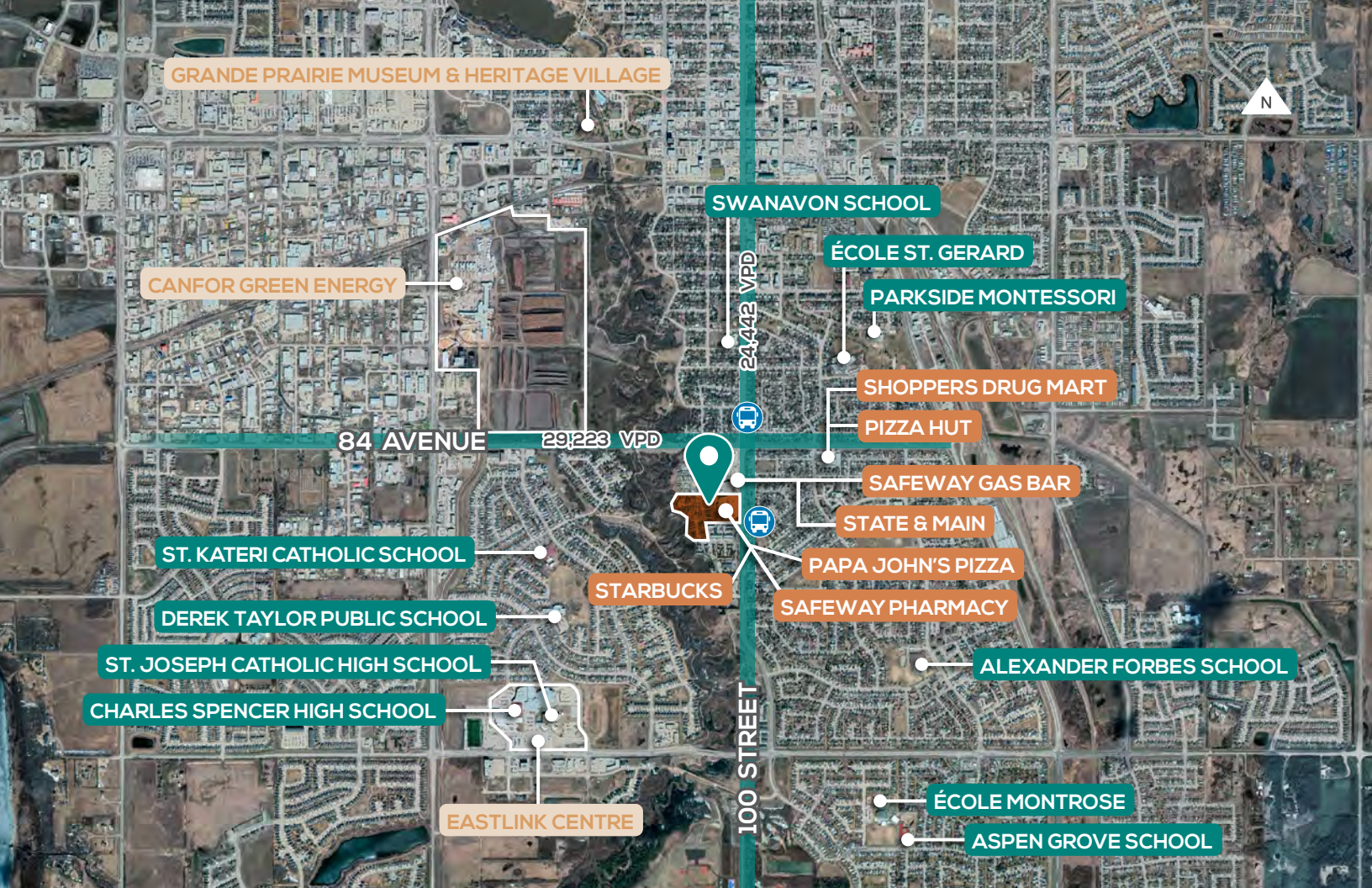
HIGH INCOME  
AREA



LOCATED NEAR  
MAJOR INTERSECTION

## OPPORTUNITY

THIS UNIQUE INVESTMENT OPPORTUNITY COMBINES A FULLY LEASED INCOME PRODUCING MOBILE HOME PARK, WITH A STRATEGICALLY LOCATED NEIGHBORHOOD SHOPPING CENTRE. The Southview Shopping Centre and Mobile Home Park is located in a high-density residential neighborhood along the bustling intersection of 84th Avenue and 100th Street in the City of Grande Prairie. The fully leased mobile home park provides a steady income stream with low property management requirements, while the shopping centre creates potential for high income upside with the ability to house a large anchor tenant, as well as the space to accommodate a new PAD site. Southview Shopping Centre also has the potential for residential or commercial redevelopment.



## GRANDE PRAIRIE

**GRANDE PRAIRIE IS RIPE FOR CONTINUED ECONOMIC DEVELOPMENT.** Strategically located in Alberta's vibrant Peace Region, the County serves the industrial, commercial, and residential needs of Northwestern Alberta. The region's strong economic generators contribute significantly to Alberta's 'open-for-business' economy and success in the global marketplace.

As part of the larger Peace region, the County benefits from young, affluent demographics, regional strengths, policies such as no provincial sales tax and low municipal tax. Forestry and Energy are the two largest revenue-generating industries in Grande Prairie, located within the Montney Play, which is expected to generate more than half of Canada's natural gas output by 2040. When combined with world class infrastructure, good work force availability, and opportunities for continued growth, Grande Prairie offers an enticing investment environment.

### MEDIAN INCOME

**\$118,026**

### POPULATION

2020 estimate of 69,355 people  
Average growth rate of 3.69% since 2000

### TRADING AREA

Primary – 171,000 people  
Secondary – 288,000 people

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## MOBILE HOME PARK

- 48 fully leased pads, with all tenancies at below market rental rates 5 vacant lots
- 16 X 80 foot dimensions, each with room for 2 parking stalls and an approved shed
- Ravine backed property boasting beautiful views, walkways and treed areas
- Asphalt paved cul-de-sac streets, chain link fencing, street lighting on metal standards and underground services
- Opportunity to add additional mobile home pads

### SOUTHVIEW MOBILE HOME PARK (RESIDENTIAL BACK HALF)

Lot 3: 12.08 Acres

### SOUTHVIEW MOBILE HOME PARK (RESIDENTIAL)

Lot 2: 1.92 Acres



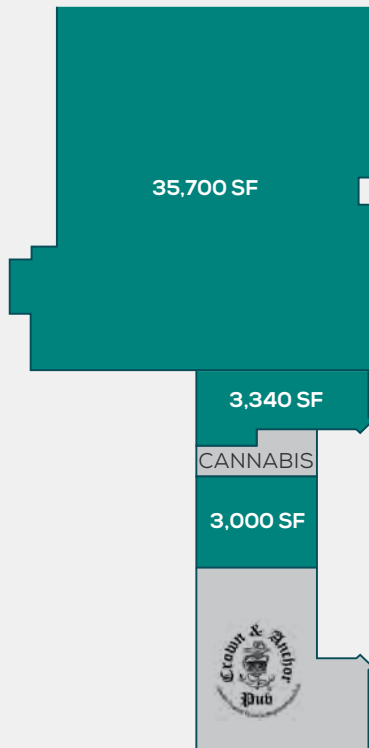
## SHOPPING CENTRE

- Former Freson Brothers Grocery Store, renderings and budget to redevelop available upon request
  - National retailers with interest to backfill
- Additional PAD site development potential
- Existing CRU's at below market rental rates

### AVAILABILITY | ±50,740 SF ON 12.08 ACRES

▪ Former Grocery:	35,700 SF	Vacant
▪ Crown & Anchor Pub:	7,500 SF	Occupied
▪ Haze Cannabis:	1,200 SF	Occupied
▪ CRU 1:	3,340 SF	Vacant
▪ CRU 2:	3,000 SF	Vacant
	<b>50,740 SF</b>	

### FLOOR PLAN



### AERIAL VIEW



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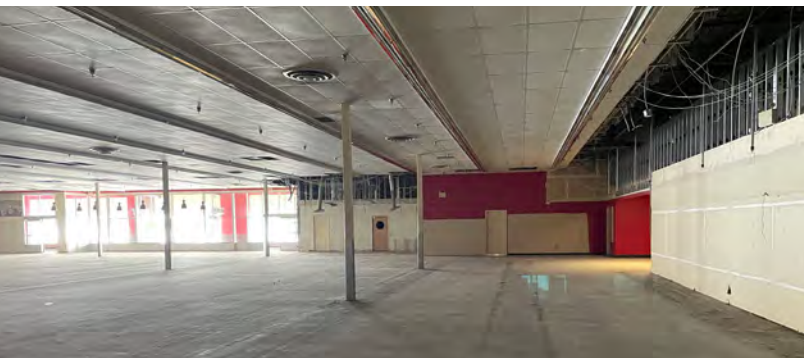
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## DEMOGRAPHICS (2 KM RADIUS)



- 19,293 residents
- **18,489 DAYTIME POPULATION**
- 3.7% growth (2016-2021)
- 4.2% projected growth (2021-2026)



- Average household income of \$122,112
- 23.0% of households earn \$60,000 to \$100,000
- **51.1% OF HOUSEHOLDS EARN MORE THAN \$100,000**



- 0-19 yrs = 25.3%
- **20-39 YRS = 33.8%**
- 40-59 yrs = 25.5%
- 60+ yrs = 15.5%



- **29,223 VPD ON 84 AVENUE**
- 24,442 VPD on 100 Street

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