

# For Lease

10702 108A Street | Grande Prairie, AB



## Demographics



NEIGHBORHOOD  
Grande Prairie



POPULATION  
67,669



MEDIAN AGE  
35



HOUSEHOLD INCOME  
\$126,929

## Building Details



PARKING  
Ample



YEAR BUILT  
2000



TRAFFIC COUNT  
1,800 VPD | 104 Avenue  
27,750 VPD | 116 Avenue



Unit A210, 9705 Horton Road SW,  
Calgary, Alberta, T2V 2X5  
P (403) 214-2344

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## Great Location!

### Property Details

Size Available: Unit 1 - 5,000 SF

Availability: Immediately

Net Rate: \$28.00 PSF

Op Costs: \$6.50 PSF

Legal: Plan 9824460

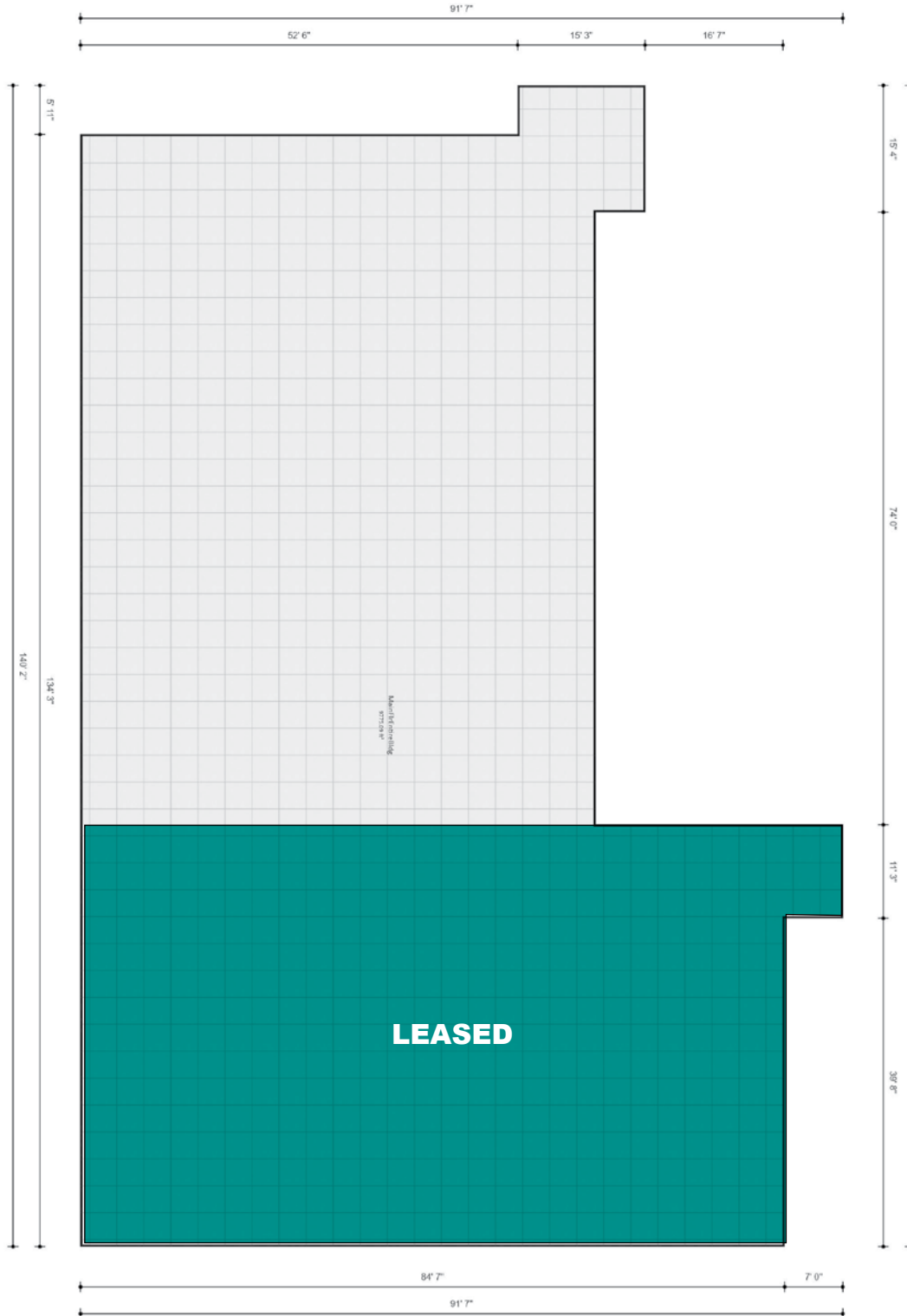
Zoning: CA

### Highlights

- Location is ideal for any family restaurant looking to capitalize on the area.
- Well positioned between 2 hotels, casino, Grande Prairie Regional College and the brand new **Grande Prairie Regional Hospital** with surrounding high density residential.
- Complimentary business also in the area include Save-on Foods, Starbucks, Walmart, Cineplex Odeon & more.
- Space is divisible
- As presented by RE/MAX Grande Prairie

# Floor Plans

Unit 1 | 5,000 SF







**Grande Prairie  
Regional Hospital**

**Property  
Location**

**AB Hwy 43**

*Bear Creek  
Reservoir*

**107 Ave**

**GPRC Research  
& Innovation**

- |                      |                            |
|----------------------|----------------------------|
| 1 <b>CASINO</b>      | 7 <b>INNS &amp; SUITES</b> |
| 2 <b>▲</b>           | 8 <b>save on foods</b>     |
| 3 <b>FIRECRUST</b>   | 9 <b>RESOURCE</b>          |
| 4 <b>FABRICLAND</b>  | 10 <b>LONDON DRUGS</b>     |
| 5 <b>SUBWAY</b>      | 11 <b>Michaels</b>         |
| 6 <b>TELUS goods</b> | 12 <b>PAPA JOHN'S</b>      |

# Thank you for your interest!

**For More Info.**

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