

# For Lease/Sale

## Visions Site - Grande Prairie

117 Street and 99 Avenue,  
Grande Prairie, AB

partnership.  
performance.



Intelligent  
Real Estate Solutions



### PROPERTY HIGHLIGHTS

- Visions anchored retail development offering excellent Highway 43 exposure to over 30,000 vehicles per day
- Close proximity to major national retailers such as Costco, Best Buy, PetSmart, Mark's as well as CIBC and Scotiabank
- The 2011 Census recorded that the population of the City of Grande Prairie grew 16.8% to 55,032 in 2011, up from 47,107 in 2006 (Statistics Canada)
- Grande Prairie has a total trade area of 199,305 people (2011 census) with a household income of \$81,305.00 (2006)
- 1,000-13,000 sf opportunities available for lease immediately, with additional expansion available on the adjacent lands
- Retail lands immediately west of Visions available for purchase

# For Lease

# Visions Site

## Map

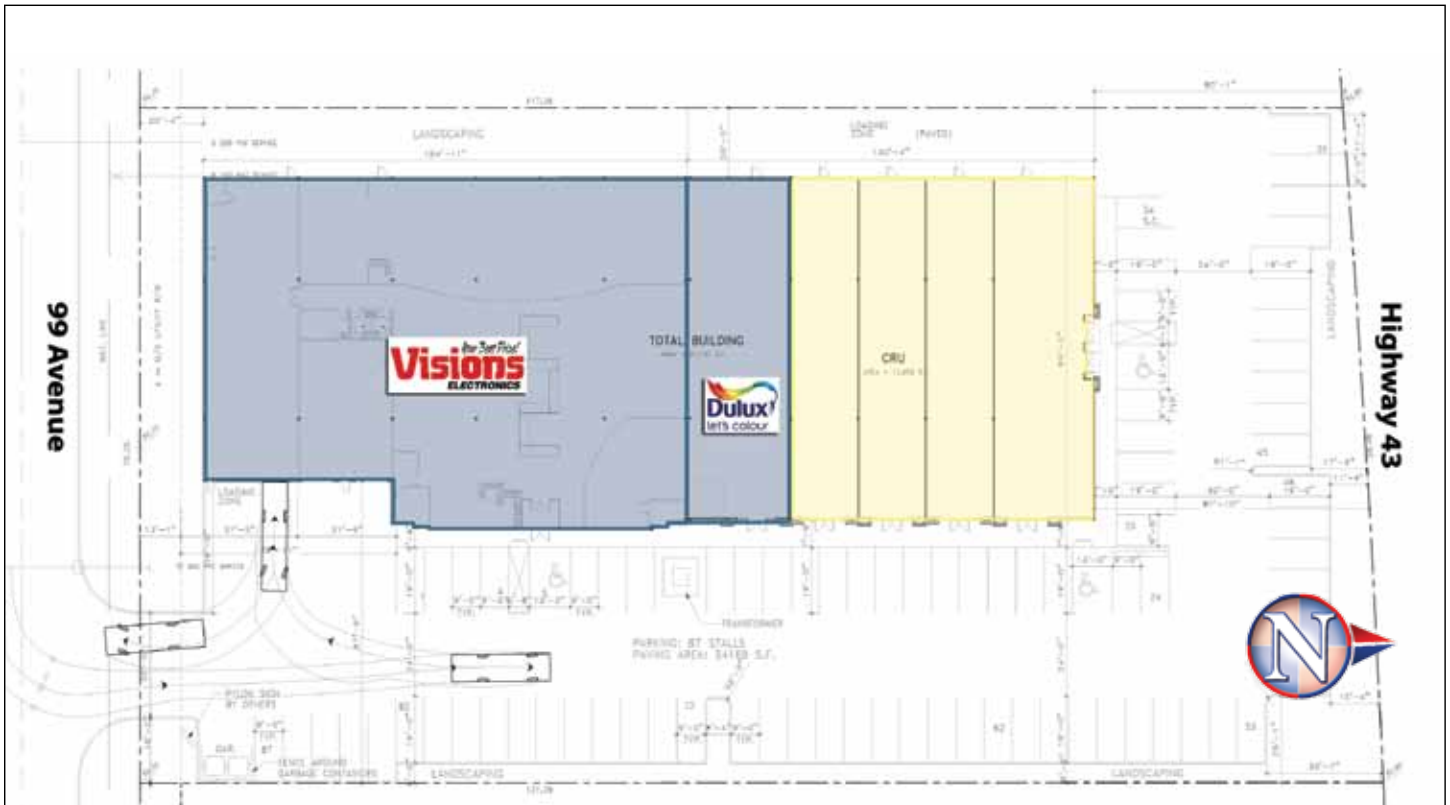


## CRU Details



- Flexible bay layouts, with high open ceilings
- Attractive and modern building design
- Abundant parking and good access to 99 Avenue and Highway 43

## Site Plan



partnership.  
performance.

# For Sale

# Visions Site

## Property Details:

**Location:** 11706 - 99 Avenue  
11710 - 99 Avenue

**Legal:** 0727219;1;5  
0727219;1;6

**Size:** 3.59 acres total;  
1.75 acres of developable land

**Existing Building Size:** - 14,891 sf Visions with long term lease in place  
- 12,905 sf of adjacent retail space available

**Zoning:** Arterial Commercial

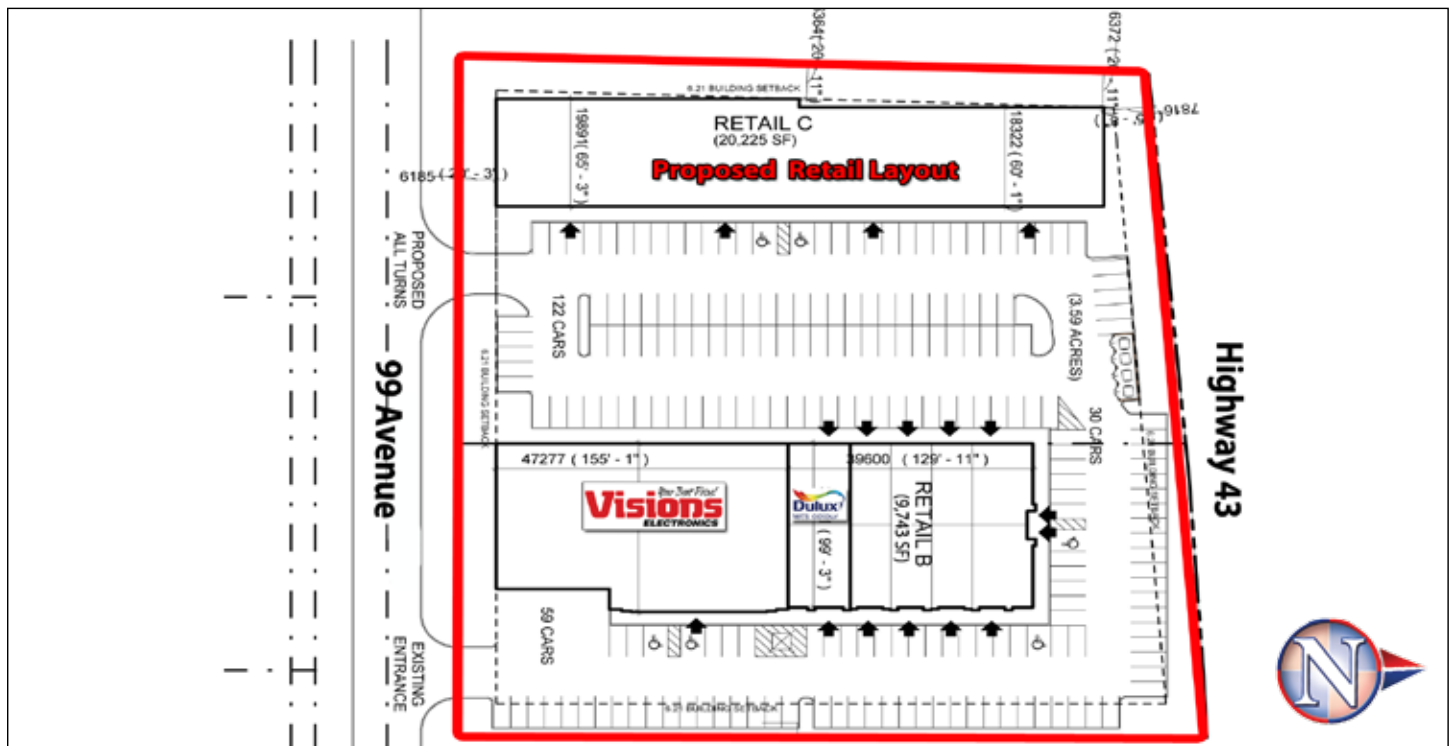
**Services:** Municipal standard

**Price:** Please contact

## Aerial:



## Property Site Plan:



**AVISON  
YOUNG**

Intelligent  
Real Estate Solutions

## Avison Young

Suite 2800 Bell Tower, 10104 - 103 Avenue NW  
Edmonton, Alberta T5J 0H8

T 780.428.7850 F 780.424.5815  
E gm.edmonton@avisonyoung.com  
www.avisonyoung.com

Avison Young Real Estate Alberta Inc.

Across Canada & the USA

For a list of offices, please visit us at: [www.avisonyoung.com](http://www.avisonyoung.com)

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form any part of any future contract. Date of publication - December 13, 2012.