

FOR LEASE

**JIM PATTISON
DEVELOPMENTS**

**AVISON
YOUNG**

10819-106 AVENUE

Grande Prairie, AB



1,058 SF RETAIL BAY AVAILABLE

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10819 106 AVENUE

Grande Prairie, Alberta

10819 106 Avenue in Grande Prairie is a dynamic retail trade zone supported by high traffic volumes and proximity to key institutions. Located near both the Grande Prairie Regional Hospital and Northwestern Polytechnic, the site benefits from steady daytime activity driven by healthcare staff, students, and visitors. Major roads in the area experience consistent vehicle flow, contributing to strong visibility and accessibility for retailers. Combined with a regional population of nearly 300,000 and over \$5.1 billion in annual retail spending, this location offers a compelling mix of traffic, demographics, and institutional anchors.

OFFERING SUMMARY

LEGAL DESCRIPTION

Plan 23862; Lot 26; Block 1

ZONING

CA Arterial Commercial

SITE SIZE

5.19 Acres

AVAILABILITY

1,058 SF

ADDITIONAL RENT

CAM: \$9.17 Taxes: \$4.84 (plus mgmt. fee)

DEMOGRAPHICS WITHIN 5KM



65,349

Population



26,107

Households



3.0

Average family size



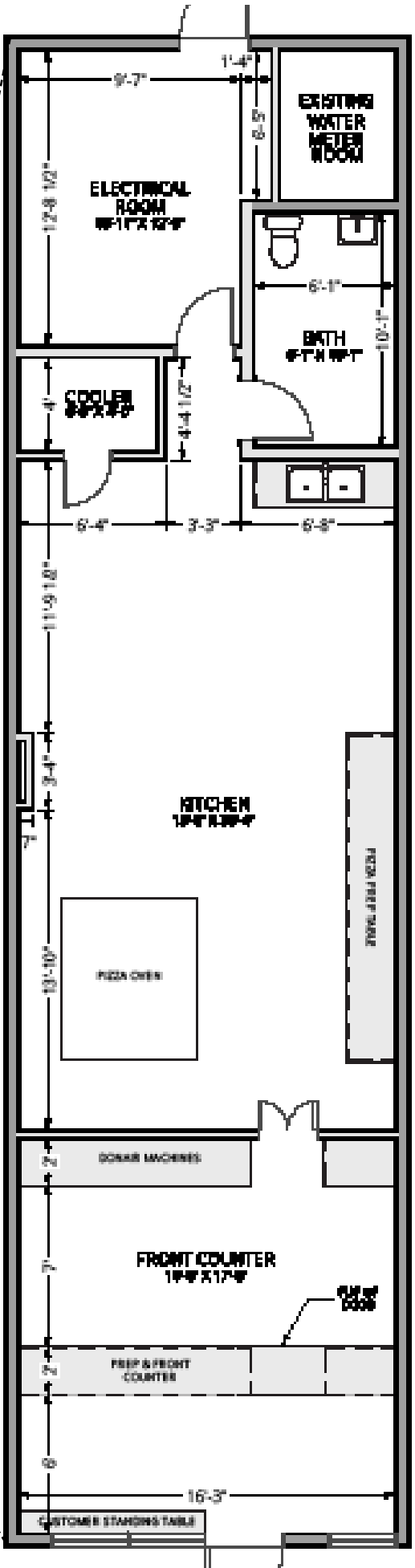
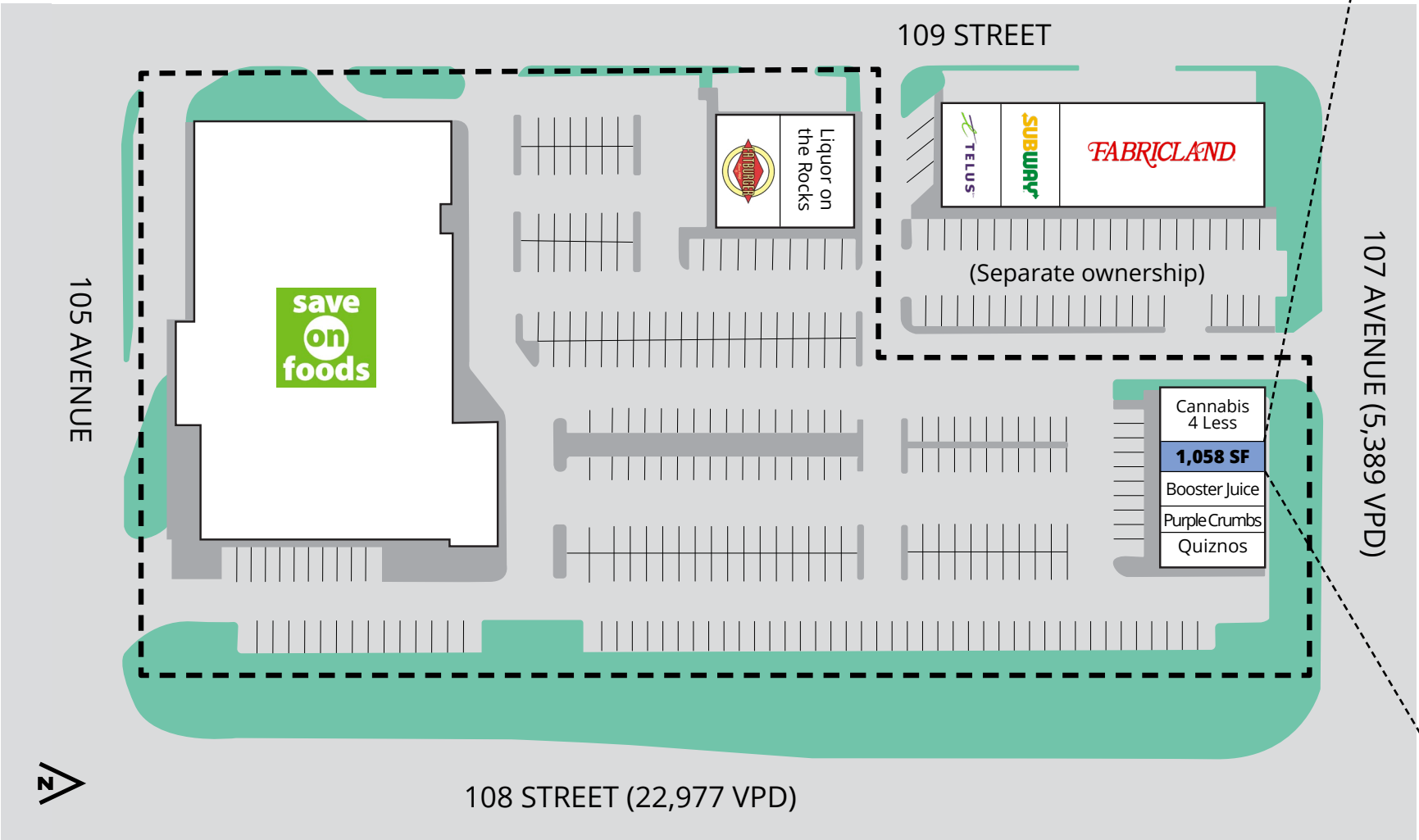
28,366

VPD along 108 Street/107 Avenue



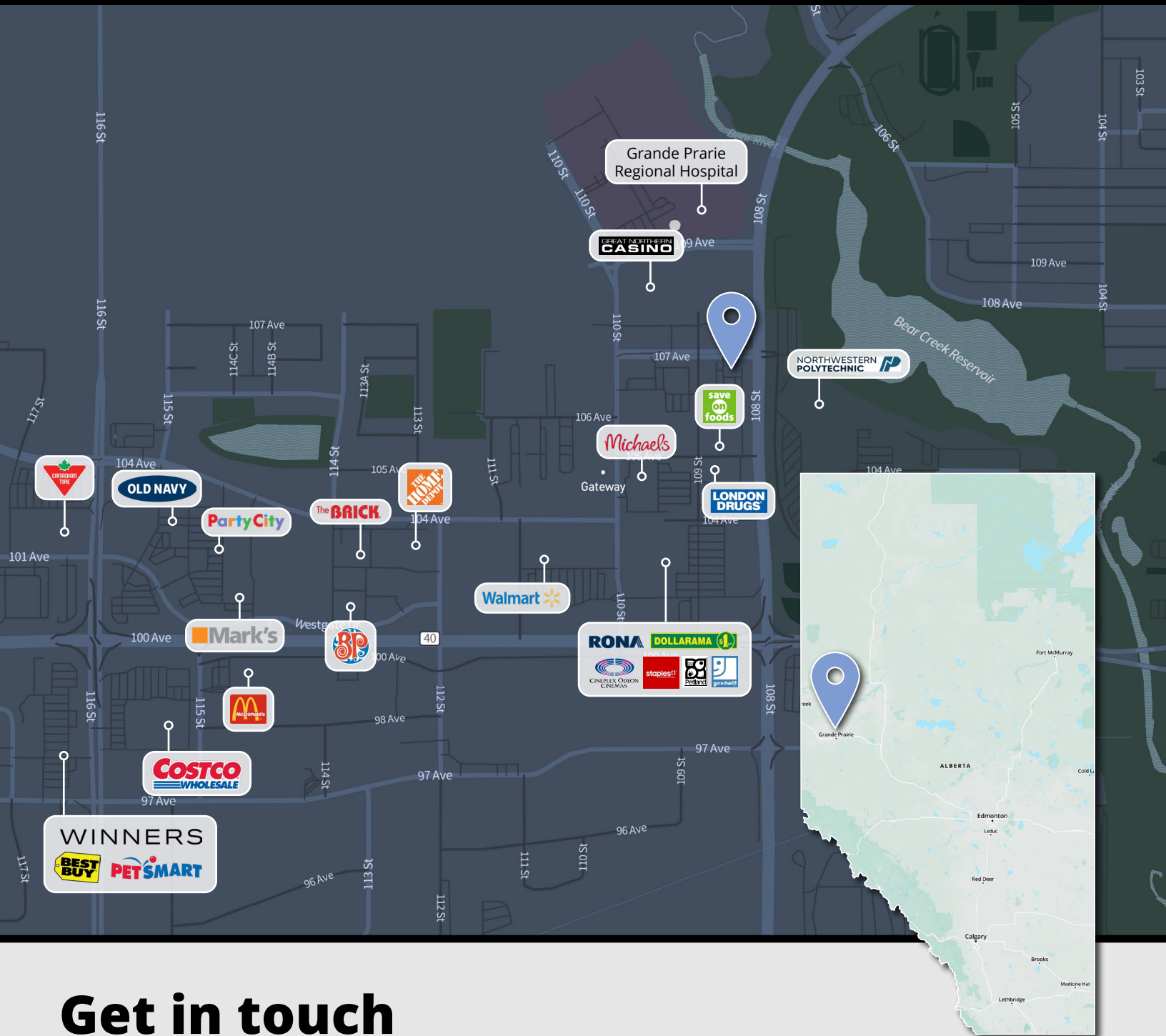
\$129,364

Average household income



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Get in touch

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