

AVAILABLE NOW

FOR LEASE

10011 115 AVENUE

GRANDE PRAIRIE, ALBERTA

1,473 SF

AVAILABLE

\$22.00 / SF

BASE RENT

\$12.50 / SF

ADDITIONAL RENT

\$4,234.88

MONTHLY + GST

RETAIL OR OFFICE OPPORTUNITY

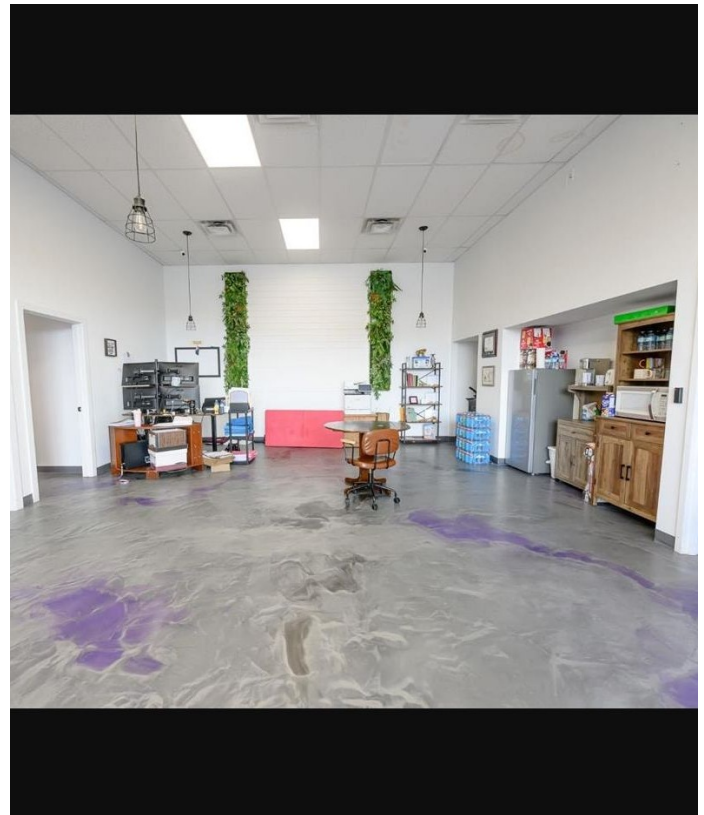
OVERVIEW

A manageable commercial footprint in an established north Grande Prairie location.

THE OPPORTUNITY

This 1,473 square foot storefront offers a flexible setting for retail, professional services, wellness or office use. Located directly across from Safeway Northgate and Ernie's Sports Experts, the property benefits from strong surrounding businesses, recognizable access and proximity to Prairie Mall.

AVAILABLE AREA	1,473 SF
BASE RENT	\$22.00 / SF
ADDITIONAL RENT	\$12.50 / SF
MONTHLY TOTAL	\$4,234.88 + GST
BUILDING TYPE	STRIP RETAIL
YEAR BUILT	1987
POSSESSION	NEGOTIABLE



Lease costs, measurements and permitted uses require independent verification and landlord approval.

HIGHLIGHTS

- High-visibility customer-facing storefront
- Open central retail or service area
- Supporting rooms and accessible washroom
- Near grocery, regional retail and restaurants
- Good fit for appointment and destination uses

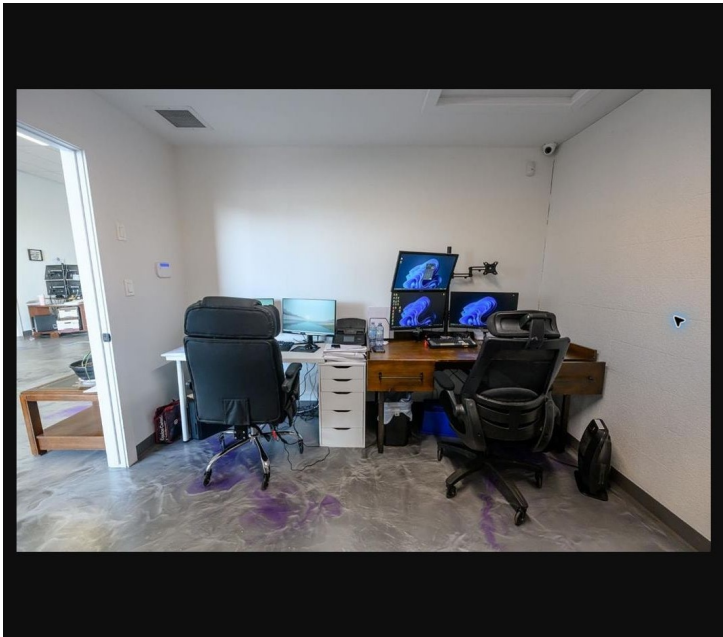
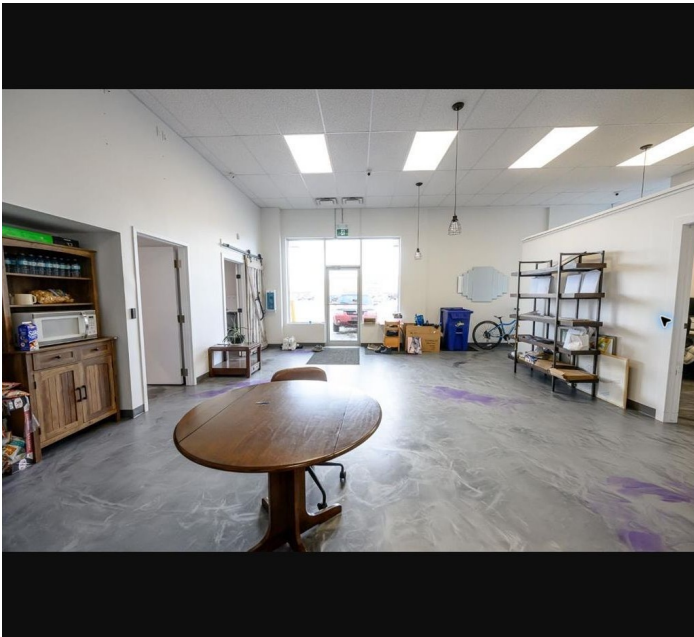
PROPERTY PHOTOGRAPHY

THE SPACE

A visible storefront with an adaptable interior configuration.



STOREFRONT AND ARRIVAL

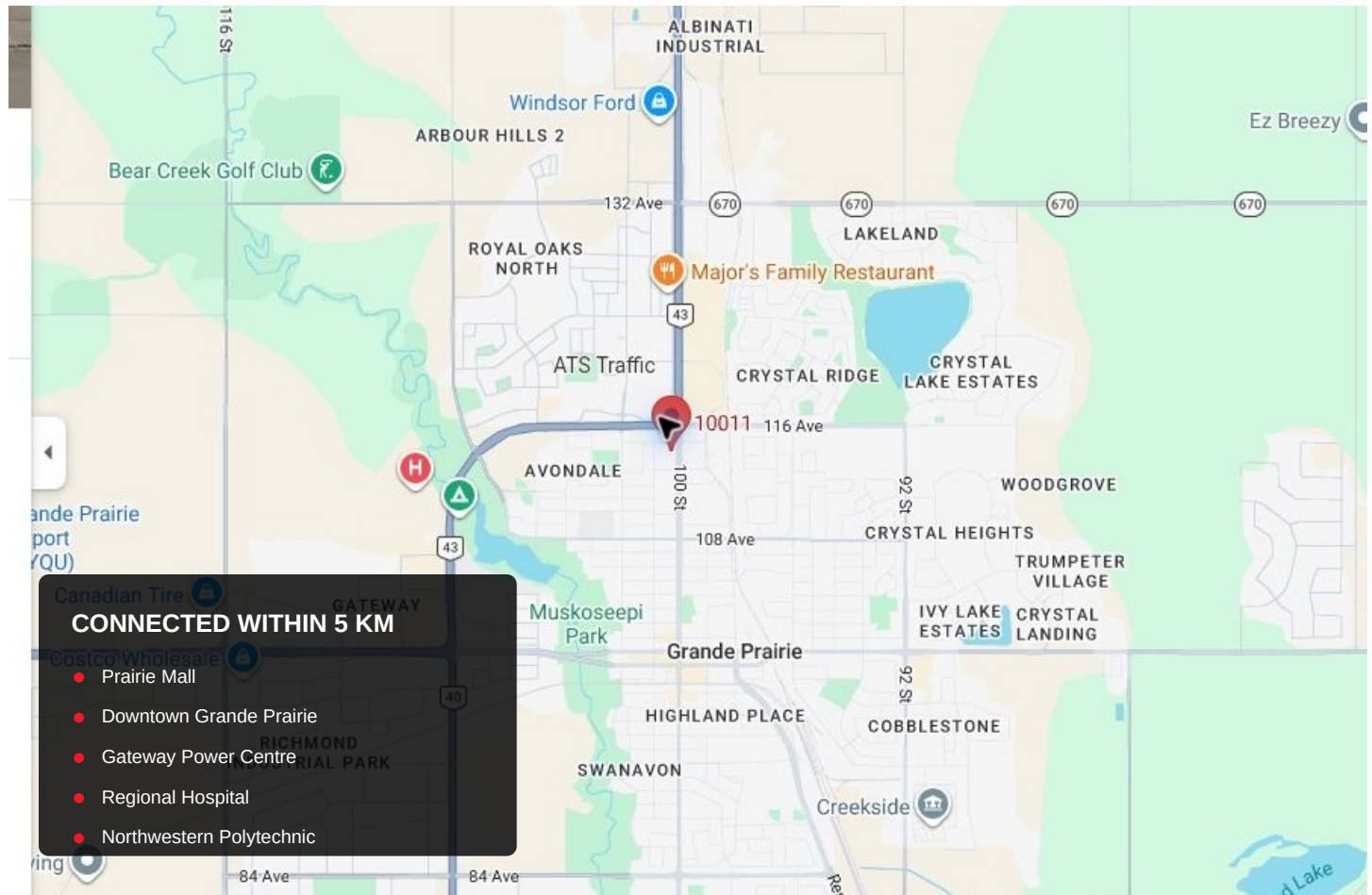


OPEN INTERIOR AND SUPPORT ROOMS

COMMERCIAL LOCATION

AERIAL CONTEXT

Positioned near a dense mix of daily-needs retail, services, hospitality and residential neighbourhoods.



WHY THIS POSITION MATTERS

The property sits along the north-central commercial network, providing convenient connections to local neighbourhood customers, regional shopping traffic and major employment destinations. The nearby 100 Street corridor supports access from both central and north Grande Prairie.

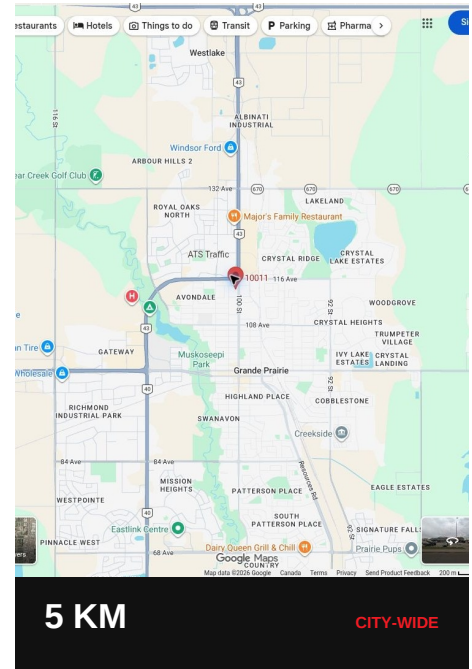
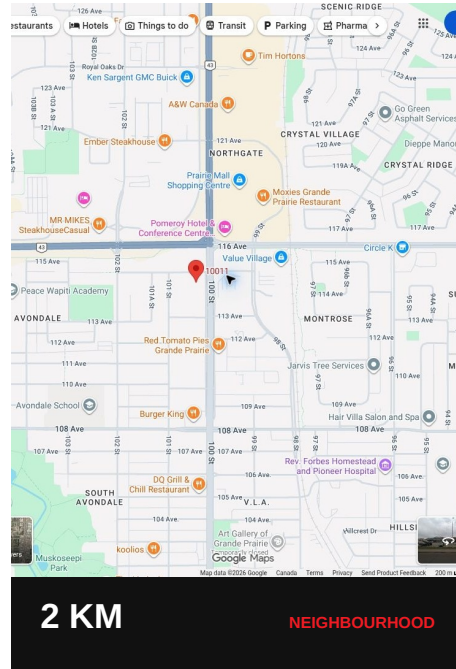
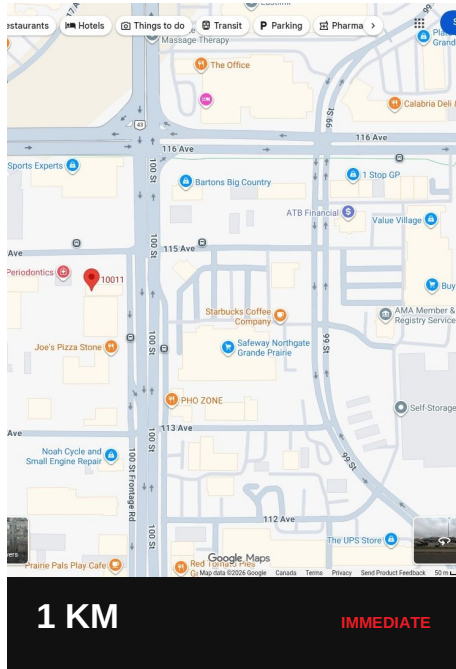
IMMEDIATE ANCHORS

Safeway Northgate | Ernie's Sports Experts | Prairie Mall | Starbucks | ATB Financial | Value Village | Buy-Low Foods

TRADE-AREA ANALYSIS

1 KM | 2 KM | 5 KM

Three levels of market context, from immediate customer trips to city-wide connectivity.



DAILY-NEEDS TRAFFIC

Safeway, Ernie's, Starbucks, ATB, Value Village, Buy-Low Foods, hotels, restaurants, medical and automotive services.

REGIONAL RETAIL DRAW

Prairie Mall, established north-side shopping, schools, recreation and surrounding residential neighbourhoods.

MAJOR MARKET ACCESS

Downtown, Gateway, hospital, Northwestern Polytechnic, industrial districts and city-wide residential areas.

THE HOFFOS | MENZIES VIEW

This is not simply a space beside other stores. It is a practical footprint surrounded by repeat customer trips. Grocery, medical, financial, restaurant and service traffic support businesses that depend on convenience, appointments and frequent visibility.

TRUSTED INTELLIGENCE. BETTER DECISIONS.

TENANT STRATEGY

WHO COULD SUCCEED HERE?

A targeted view of the concepts that best match the size, layout and surrounding traffic.

HEALTH + WELLNESS

Physiotherapy, counselling, hearing, mobility, nutrition, massage or related services.

PROFESSIONAL OFFICE

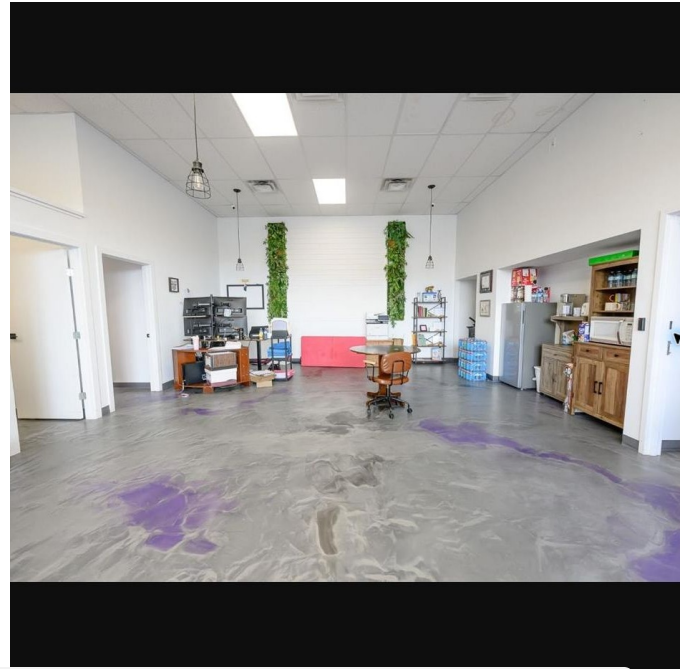
Insurance, accounting, bookkeeping, legal support, recruitment or consulting.

PERSONAL SERVICES

Salon, esthetics, nails, barber or other appointment-based operators.

EDUCATION + COMMUNITY

Tutoring, training, employment services, non-profit or small learning centre.



SYNOPSIS PRACTICAL ADVANTAGES

Technology, hobby, gift, apparel, pet, small showroom or destination retail

• Manageable 1,473 SF footprint

- Existing open and support areas
- Recognizable commercial address
- Strong mix of nearby trip generators

SELECT FOOD USES

• Customer-facing storefront exposure

Quick-service or takeout concepts, subject to utilities, venting, parking and approvals.



THE HOFFOS | MENZIES GROUP

Commercial | Residential | Rural

HOFFOS MENZIES INTELLIGENCE

Trusted Intelligence. Better Decisions.



LET'S WALK THE SPACE

Commercial insight, local relationships and a practical plan for the property.

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