



FOR LEASE | NE CORNER OF 99 ST AND 99 AVE, GRANDE PRAIRIE (DOWNTOWN)

HIGH EXPOSURE COMMERCIAL BUILDING

CURRENTLY IMPROVED FOR A RESTAURANT AND PUB USE



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1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

PROJECT SUMMARY

9898 99 ST

Grande Prairie, AB

The subject presents an excellent opportunity to lease a high profile freestanding building in the heart of Downtown Grande Prairie, Alberta. The property is positioned within the same city block as the 137-room Sandman Hotel Grande Prairie, Denny's and Earls Kitchen + Bar, creating a well-established hospitality and dining cluster in the downtown core.

Downtown Grande Prairie is a vibrant commercial, dining, arts and entertainment district featuring more than 400 unique businesses. The city also benefits from strong regional connectivity via Highways 43, 40 and 2.

Beyond the city itself, Grande Prairie serves as a regional hub serving more than 295,000 people across Northern Alberta and Northern British Columbia.

Other highlights include:

- + Currently fixtured for a restaurant and pub use
- + High exposure freestanding building
- + Ideal surface parking
- + Expansive exterior patio
- + Strong neighbouring businesses
- + Prominent signage



DETAILS

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✚	<u>Base Rent:</u>	Please Contact Listing Agents
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✚	<u>Additional Rent:</u>	<u>ITEM</u>	<u>ESTIMATED COST</u>
		Property Tax	\$6.50 PSF/Year
		Insurance	\$3.80 PSF/Year
		Maintenance	Paid by Tenant
		Utilities	Paid by Tenant
		Management	5% of Base Rent

✚	<u>Exterior Patio:</u>	An expansive patio is located along the north and east elevation of the building
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✚	<u>Parking:</u>	43 stalls (approximately)
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INTERIOR VIDEOS

CONTACT

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AREA RETAILERS



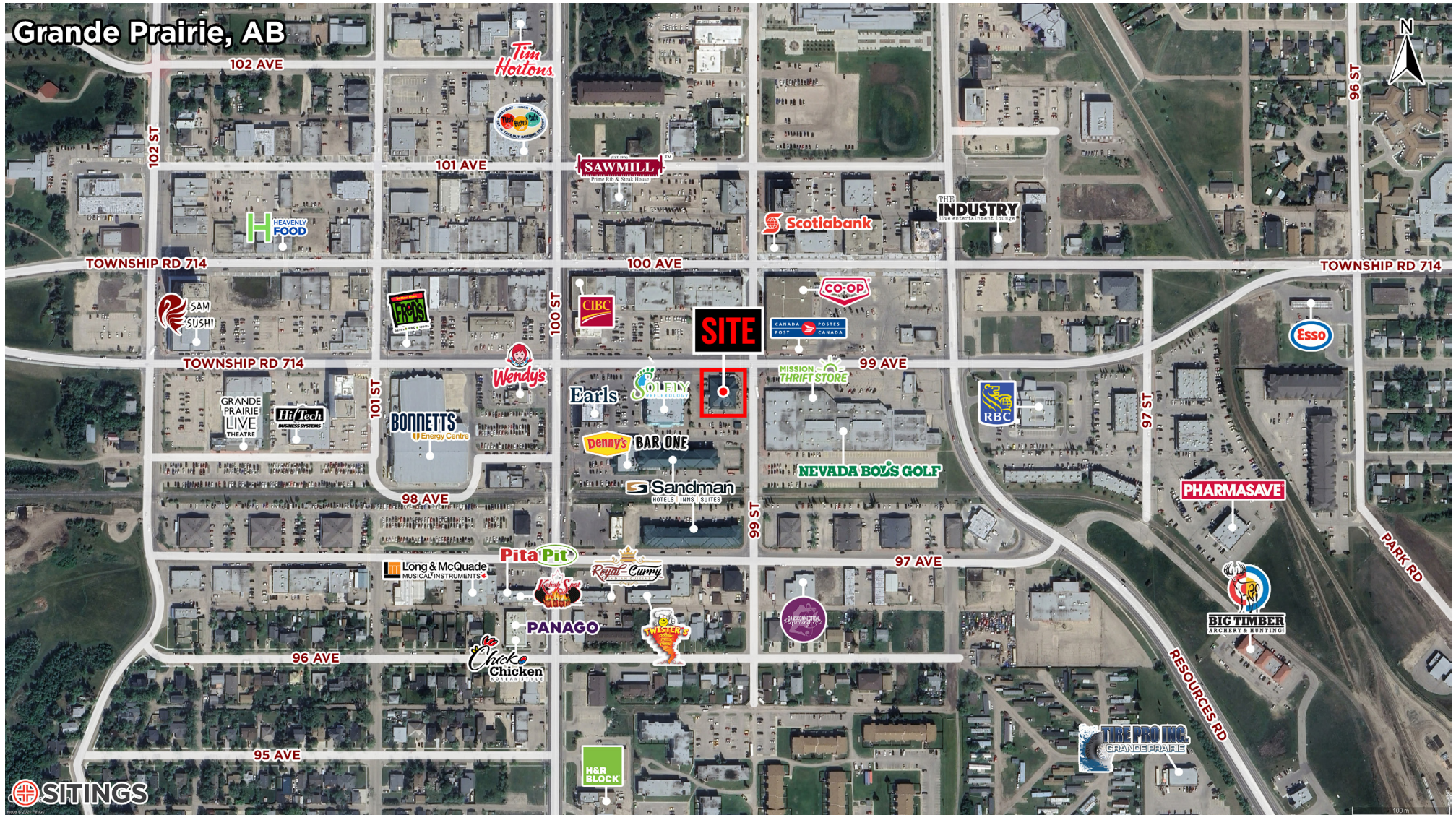
DEMOGRAPHICS

	60 MIN*	GRANDE PRAIRIE CMA
2025 Population	105,800	69,244
2025 Median Age	36.4	35.0
2025 Daytime Population	100,219	69,447
2025 Average HH Income	\$147,371	\$139,380

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AERIAL

9898 99 ST
Grande Prairie, AB



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INTERIOR PHOTOS



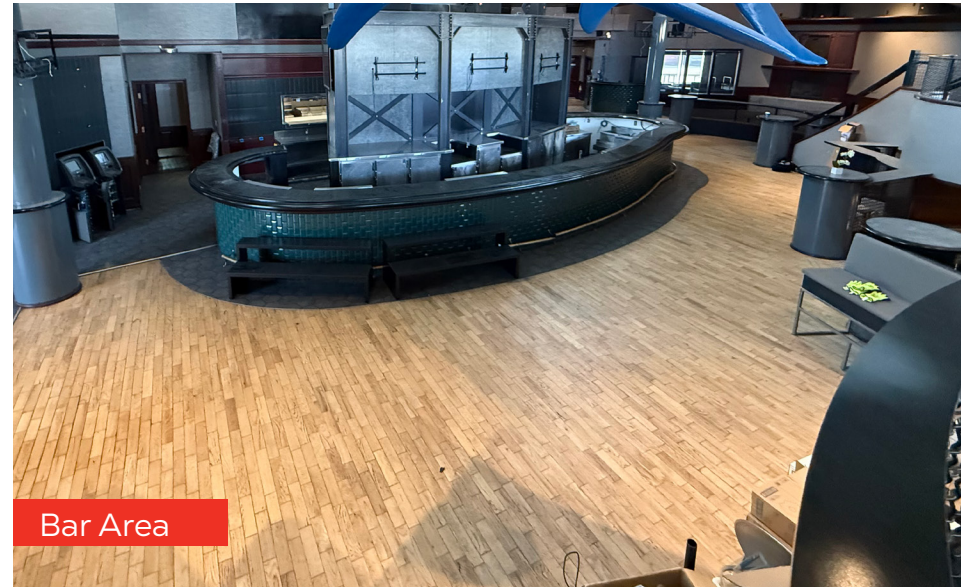
Bar and Dining Area



View from Mezzanine



Mezzanine



Bar Area

EXTERIOR PHOTOS

