

**1,905 SF END CAP  
AVAILABLE**

**FOR LEASE**

# **HARKER BUILDING**

#102, 8805 Resources Road,  
Grande Prairie, Alberta

**Cushman & Wakefield Edmonton**  
Suite 2700, TD Tower  
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# PROPERTY HIGHLIGHTS

- High exposure multi-storey development strategically located along Resources Road.
- Resources Road sees 16,926 vehicles per day.
- Excellent access and exposure to Resources Road.
- Come join the following businesses within the area: Grassroots Realty Group, Ramona's Pizza & Social Hall, Design Works Engineering, Kinesis Physical Therapy Corp and many others!
- Ample on site parking available.
- High exposure signage opportunities available.
- (CA) Arterial Commercial District Zoning allows for a wide variety of uses.
- Estimated Additonal Rent: \$10.00 / SF (2024)
- Lease Rate: Contact Listing Agent

## MUNICIPAL ADDRESS:

#102, 8805 Resources Road  
Grande Prairie, AB

## LEGAL DESCRIPTION:

Lot, Block 4, Plan O825804

## ZONING:

(CA) Arterial Commercial  
District Zoning

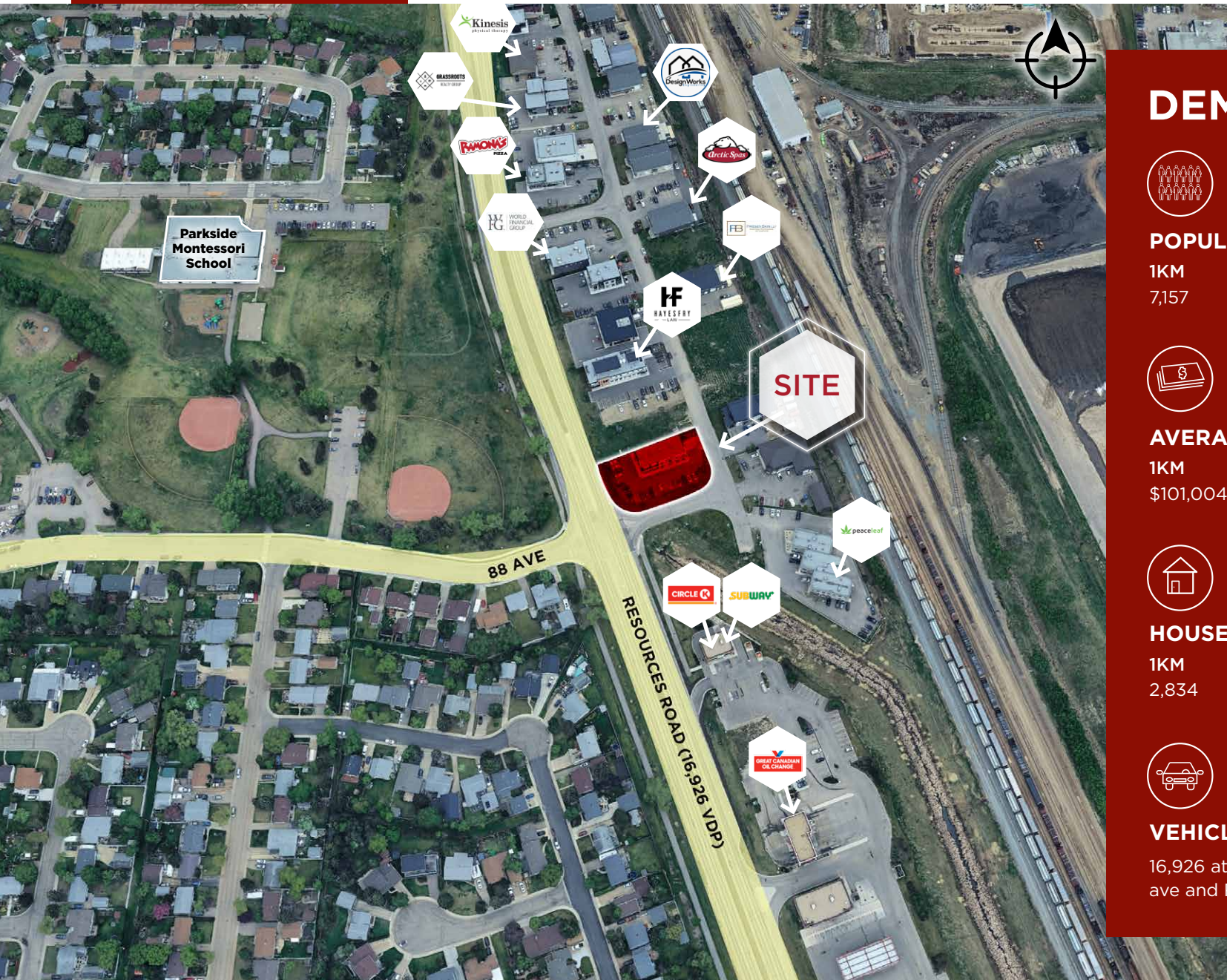
## NEIGHBOURHOOD:

Highland Park

# INTERIOR PHOTOS



# AERIAL



## DEMOGRAPHICS



### POPULATION

1KM	3KM	5KM
7,157	45,291	75,403



### AVERAGE INCOME

1KM	3KM	5KM
\$101,004	\$130,842	\$139,402



### HOUSEHOLD

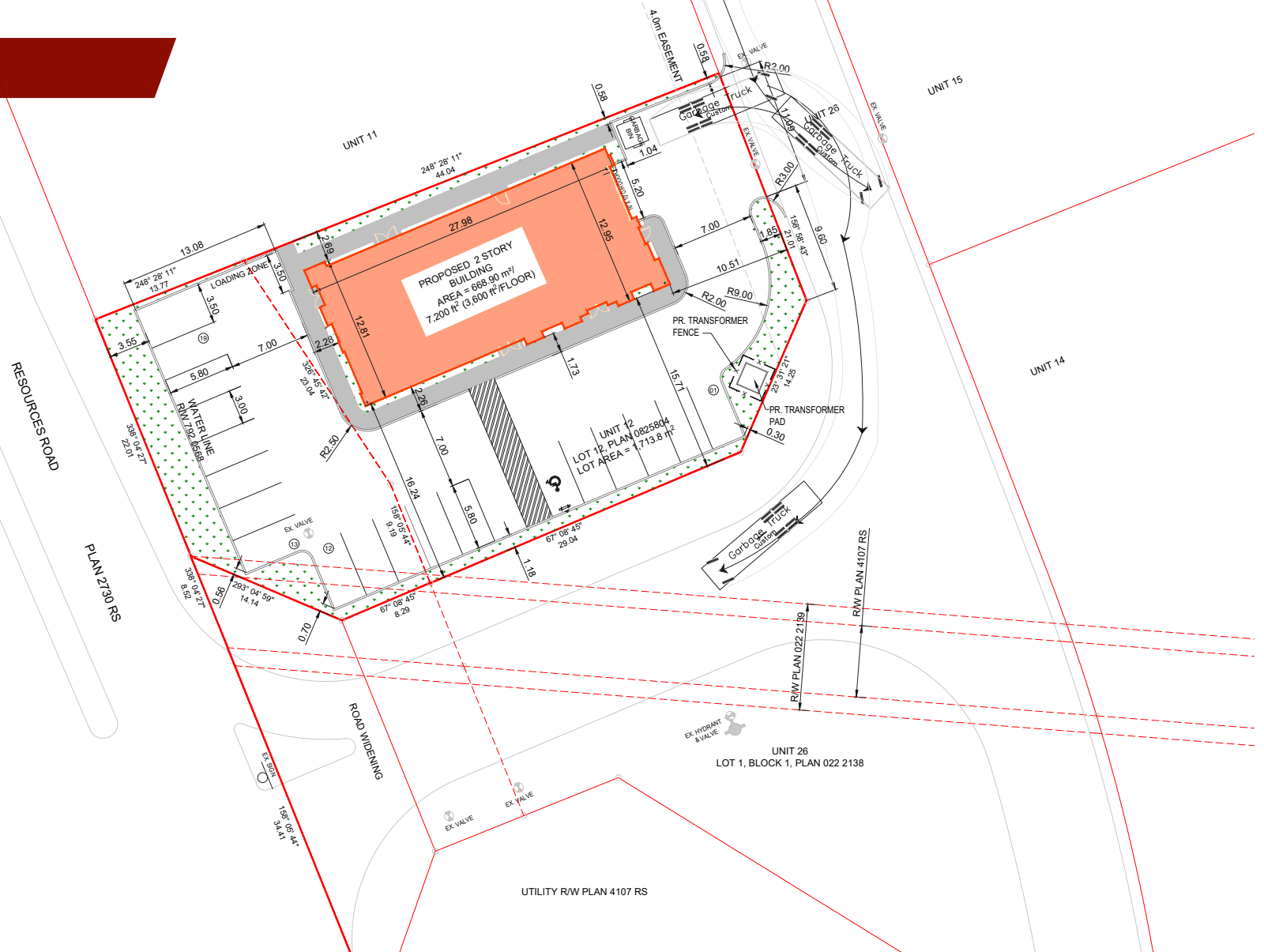
1KM	3KM	5KM
2,834	16,378	26,656



### VEHICLES PER DAY

16,926 at the intersection of 88 ave and Resources Road

# SITE PLAN



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