

**SALE PRICE \$12,900,000.00**

**MULTI-TENANTED RETAIL INVESTMENT**

FOR SALE

# TOWNE CENTRE MALL

9845 - 99 Avenue,  
Grande Prairie, AB

**88,678 SF of retail development  
on 3.28 acres**

**8.30% CAP RATE**

Cushman & Wakefield Edmonton  
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# PROPERTY HIGHLIGHTS

- Largest shopping mall in downtown Grande Prairie
- Diverse tenant mix - Restaurant, Retail, Government Services and Dental
- Traffic count at intersection: 27,807 vehicles per day
- Ample site and street parking and local bus transit stops at mall
- 88,678 SF on over 3.28 acres



# PROPERTY PHOTOS



TOWNE CENTRE GOLF



NEVADA BOB'S



MISSION THRIFT STORE



CYGNET DENTAL



# NATIONWIDE FURNITURE & MATTRESS OUTLET



# PROPERTY DETAILS

**MUNICIPAL ADDRESS** 9845 - 99 Avenue, Grande Prairie, AB

**LEGAL** PLAN BLOCK LOT  
1836BP 8 13 1836BP 8 19 1836BP 8 24  
1836BP 8 14 1836BP 8 20 2762TR 8 A  
1836BP 8 16 1836BP 8 21 4058TR 8 B  
1836BP 8 17 1836BP 8 22  
1836BP 8 18 1836BP 8 23

**ZONING** CC - Central Commercial

**NEIGHBOURHOOD** Central Business District

**BUILDING SIZE** Building area: 88,678 SF  
Leasable area: 83,677 SF

**BUILT** 1969

**PROPERTY TAX** \$172,830 (2021)

**PARKING AREA** 250 Stalls

**SIZE** 3.28 Acres

**UTILITIES** All Municipal Services

## GRAND PRAIRIE HIGHLIGHTS

- Population: 66,720 (2020 census)
- Young, fast growing population (median age: 31.9)
- Communities and towns bring the total trading area population to over 280,000 people
- Median family income: \$118,776 (2020)
- Unemployment rate: 5.4% (2020)
- The city is the centre of an affluent region consisting of a trading area of 288,000 people representing \$4.7 billion in retail spending. Retail spending and demand for new stores continue to be supported by the young, fast growing population.
- Grande Prairie is home to the newest regional hospital, providing northern patients that require specialized and complex care closer to home with shorter wait times.
- Downtown is the financial, commercial, and cultural centre of Grande Prairie. It is home to more than 400 establishments ranging from banks to unique clothing boutiques, furniture stores, and diverse restaurants.
- Grande Prairie's population grew 73.4% between 2001 and 2021 as people flocked to the area for job opportunities.
- Airport - is a major hub with over 407,000 passengers traffic

- PROPERTY HIGHLIGHTS**
- Concrete construction
  - 88,678 SF of mixed use retail development
  - Diversified tenant mix
  - Seven Tenants
  - All long term leases - average renewals in 2028
  - Situated on 3.28 acres
  - Traffic count of 27,807 VPD at intersection

- FINANCIAL HIGHLIGHTS**
- Net Operating Income: \$1,071,001
  - Capitalization rate at list price: 8.30%
  - Current Vacancy: 0%
  - Asking Price: \$12,900,000.00 - Contact agents for additional details

## DEMOGRAPHICS



### POPULATION

1KM 7,329 | 3KM 65,336 | 5 KM 129,096



### HOUSEHOLDS

1KM 3,273 | 3KM 18,225 | 5 KM 26,377



### AVERAGE INCOME

1KM \$77,492 | 3KM \$108,891 | 5 KM \$121,519

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