



FOR LEASE

**TURNKEY
RESTAURANT
& PUB**

9898 99 St, Grande Prairie, AB

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

PROJECT SUMMARY

This is an opportunity to lease a fully fixtured restaurant and pub on a site within the same city block as a 137-room Sandman Hotel, Denny's and Earls in Downtown Grande Prairie, Alberta.

Downtown Grande Prairie is less than 5 miles from I-30, SH 360 and SH 161 and just minutes away from Grande Prairie's entertainment district. According to the Downtown Association, the area features over 400 establishments and businesses – including restaurants, cafes, art galleries, City Hall, health/beauty/wellness services, specialty shops, a hotel, entertainment, and professional services.

The population of Grande Prairie is 69,088 according to the 2018 census, with the greatest population being between the ages of 30 and 34. Beyond its own population, Grande Prairie acts as a regional hub serving an additional 281,000+ people from across Northern Alberta, Northern British Columbia and the Northwest Territories. It sits as the largest commercial centre north of Edmonton and its economy is based on four pillars: oil and gas, forestry, agriculture and retail.

Other highlights of the opportunity are as follows:

- + Fully fixtured restaurant and pub
- + High exposure freestanding building
- + Ideal surface parking (approximately 50 stalls)
- + Expansive exterior patio
- + Strong drawing neighbouring businesses
- + Prominent signage



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DETAILS

✚ Main floor Size: 7,857 SF (approx.). The building is rectangular in shape and it's dimensions are approximately 97' x 81'.

✚ Exterior Patio: An expansive patio is located along the north and east elevation of the building

✚ Base Rent: \$25.00 PSF

✚ Parking: 43 stalls (approximately)

✚ Additional Rent:

ITEM	ESTIMATED COST
Property Tax	\$6.50 PSF/Year
Insurance	\$3.80 PSF/Year
Maintenance	Paid by Tenant
Utilities	Paid by Tenant
Management	5% of Base Rent

AREA RETAILERS



DEMOGRAPHICS

	60 MIN*	GRANDE PRAIRIE CMA
2023 Population	106,350	66,652
2023 Median Age	35.6	34.3
2023 Daytime Population	100,658	70,218
2023 Average HH Income	\$127,471	\$121,218

*See Map on page 4.

CONTACT

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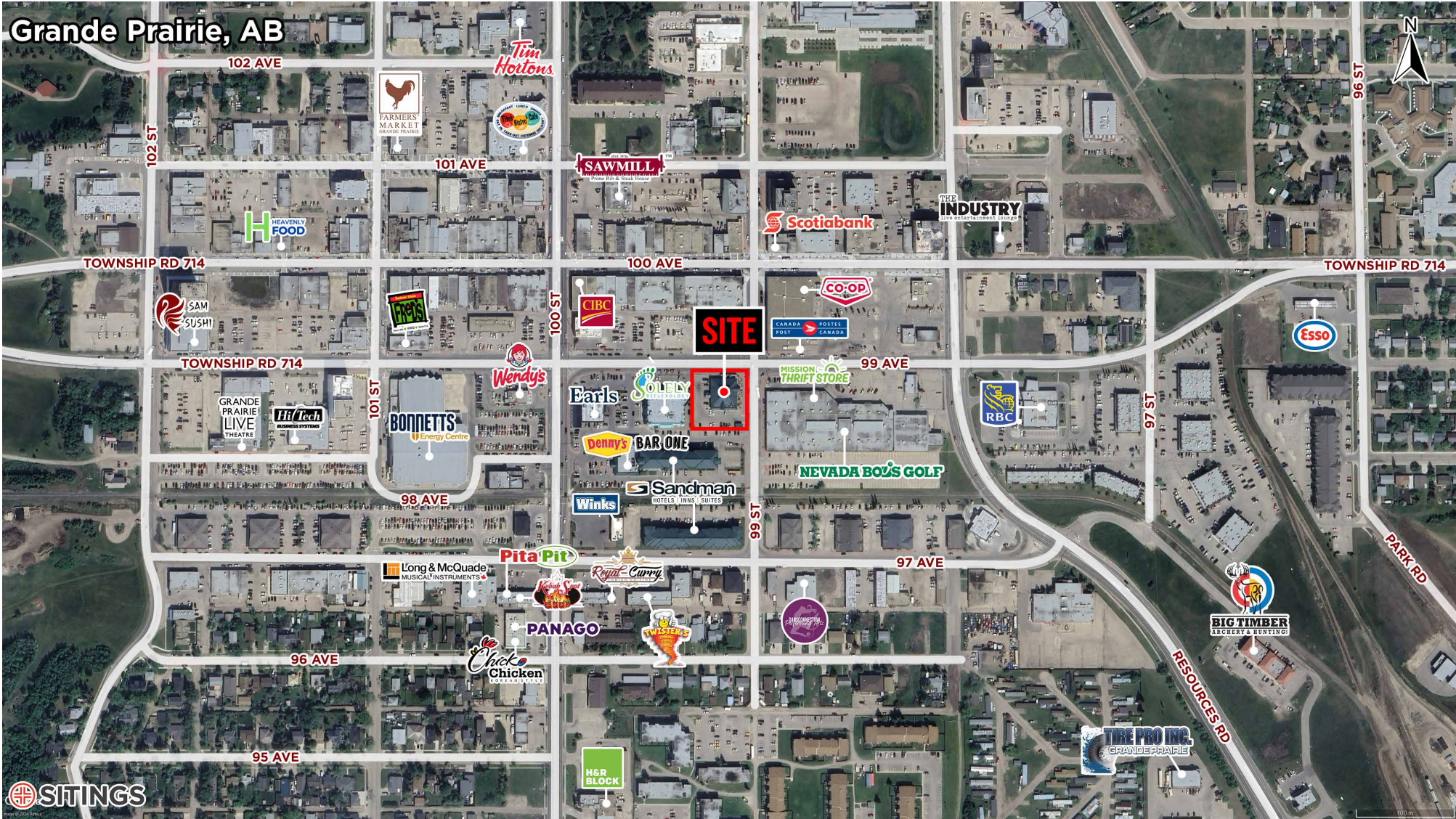
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ZOOMED AERIAL



AERIAL

9898 99 ST
Grande Prairie, AB



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 **SITINGS**

XTEAM
RETAIL ADVISORS

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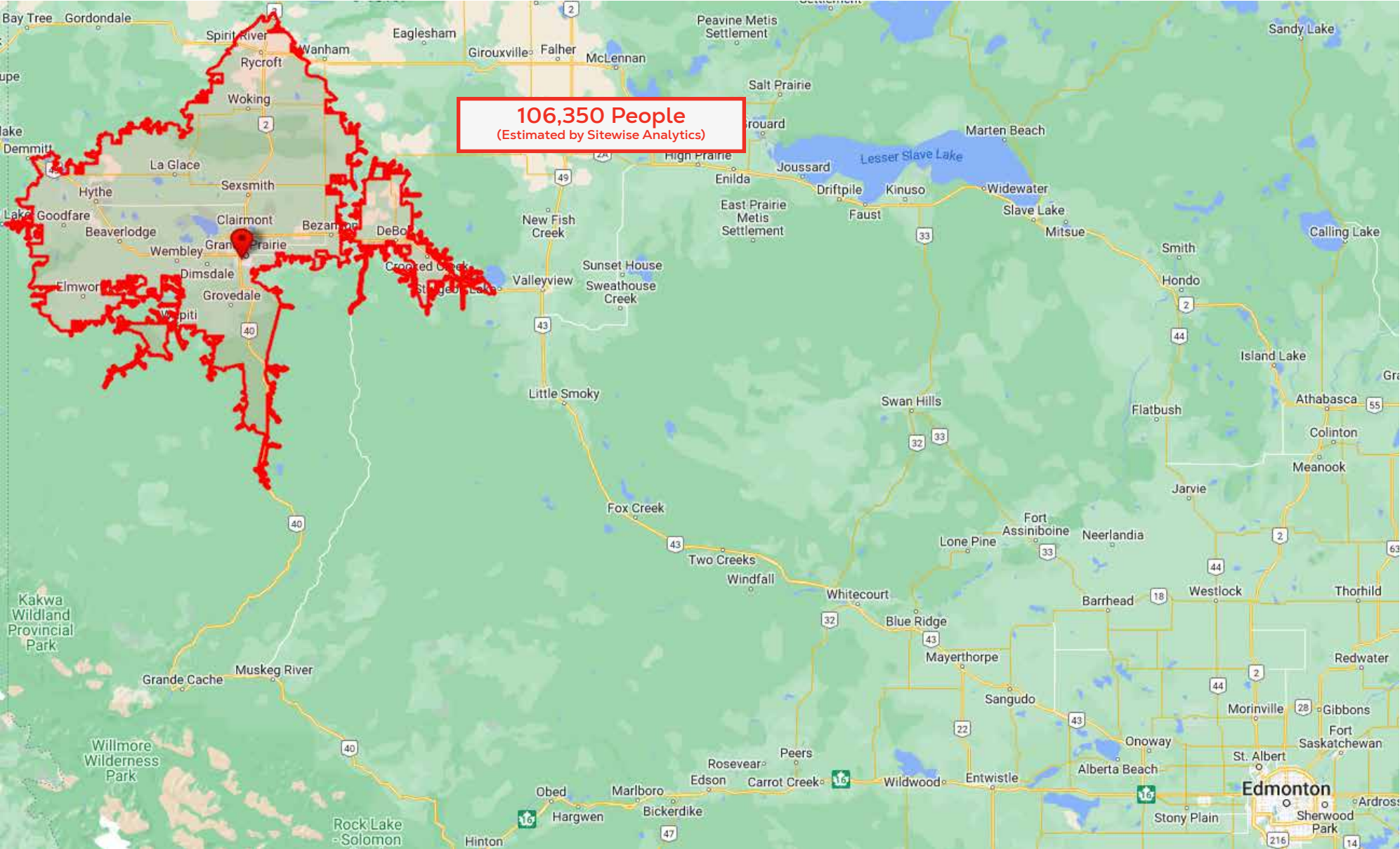
DAYTIME TRADE AREA

The subject is located within close proximity to some of Grande Prairie's largest employers.

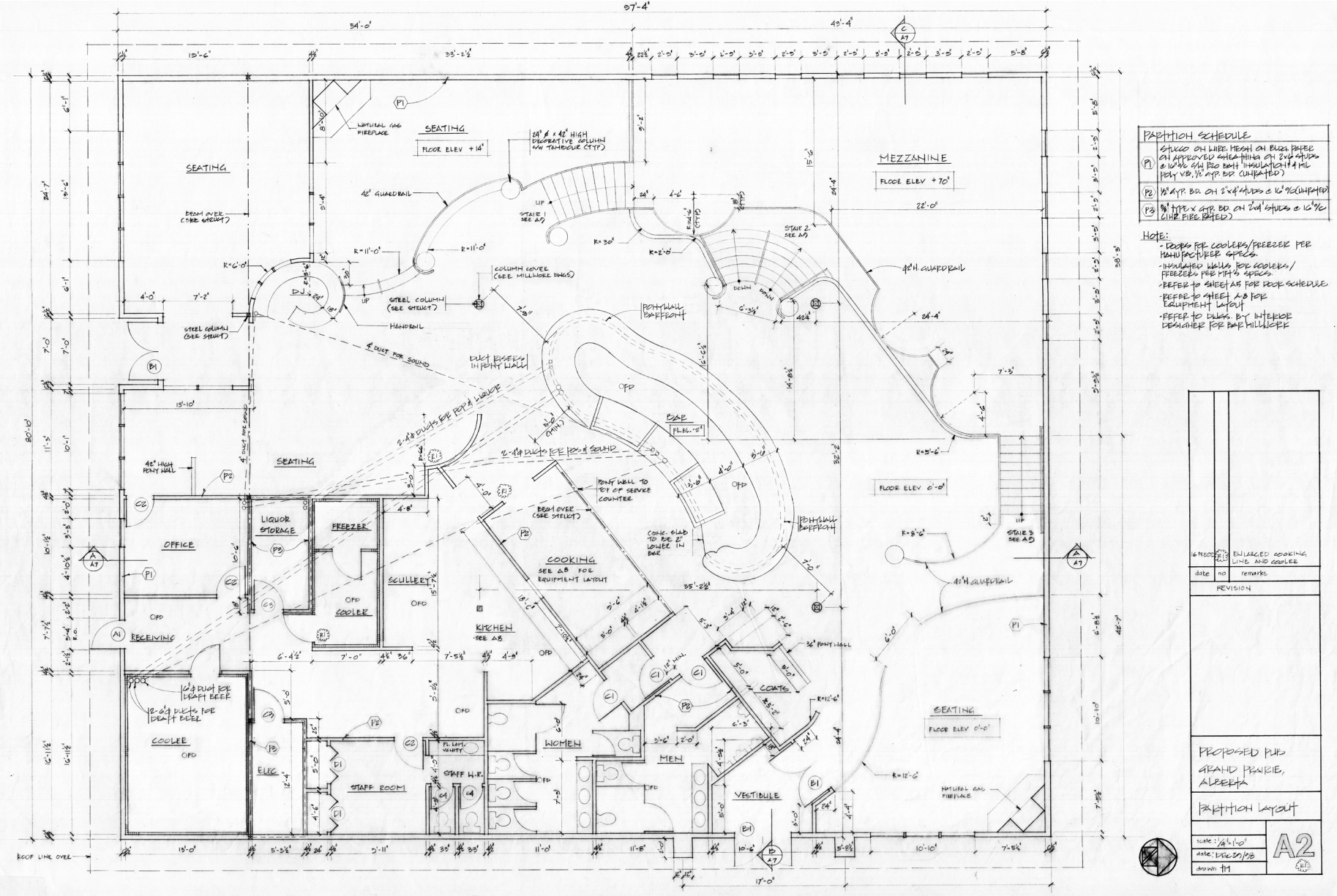
Further, the Grande Prairie Airport is a short drive time of approximately 15 minutes.



MAP OF 60-MINUTE DRIVE TIME



FLOOR PLAN



EXTERIOR PHOTOS

