



County of
Grande Prairie No. 1
Alberta, Canada

 **MIDDLE OF**
everywhere

CLAIRMONT



RETAIL INVESTMENT OPPORTUNITIES

- The County is approximately 6,000 square kilometres and includes three towns, nine hamlets, numerous residential nodes and envelops the City of Grande Prairie
- Estimated population of County, City and other municipalities is 100,391
- Trade population within a two-hour drive time is approximately 290,000
- We are the last major hub in the north servicing northern Alberta, British Columbia, Nunavut, and the Northwest Territories
- Major economic drivers include Agriculture, Forestry, Oil & Gas, Commerce and Tourism
- Located along the CANAMEX corridor, transportation infrastructure linking Mexico to Canada, "major provincial highway system, CN rail lines and a regional airport with daily flights to Edmonton and Calgary via WestJet and Air Canada
- No provincial sales tax, the Alberta Tax Advantage and third lowest residential mill rate in similar sized municipalities
- County of Grande Prairie average age is 36.1
- Estimated median all family income for 2019 is \$135,887
- Over 500 commercial and industrial businesses in Clairmont with an approximate working population of 20,000 to 30,000 people daily

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IMMEDIATE OPPORTUNITIES

1. Althen Corner Area Structure Plan

- All direction Annual Average Daily Traffic counts for 2020 was approximately 49,400 vehicles
- Great highway visibility
- Adjacent to Whispering Ridge and Westlake Village residential development with approximately 2,300 people
- Housing prices range from \$350,000 to over \$1 million
- Zoned Comprehensive Commercial

4 MILE CORNER (A)

- Located on the Southwest corner of highways 2, 43 and 43X
- Bare land and shovel ready spaces with deep services and infrastructure
- Approximately 20 hectares of land available in multiple sizes

SUBWAY DEVELOPMENT (B)

- Well established fast food restaurant
- 1 acre build to suit available
- Across the street from a hotel

MANCAL COMPLEX (C)

- 2.32 acre lot with 320 sq.ft. space end unit
- Additional tenants in the building

2. Balisky Hodges Area Structure Plan

4 MILE CORNER PLAZA (D)

- Located at the SE corner of Highway 2 North and 156 Avenue
- Approximately 20,000 sq.ft. available for rent
- Office and retail opportunities
- Existing tenants include a carwash and a deli
- Located beside a hotel

PLATFORM COMMERCIAL CENTER (E)

- Opening summer/fall 2022
- Located on 102 avenue
- Adjacent to the Whispering Ridge Development
- Approximately 34,000 sq.ft. of retail/commercial/office space

3. CRD Properties

- 3.4 acre lot with 320 sq.ft. space
- End unit with large windows
- Additional tenants in the building
- Located within a large commercial/industrial development

4. Travel Centre Plaza

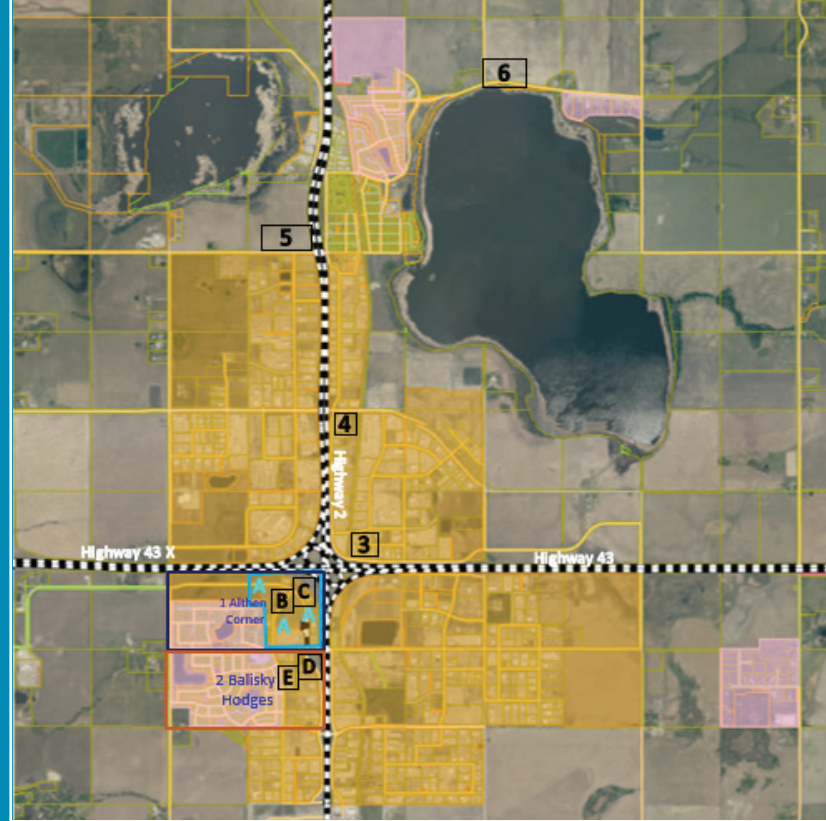
- Located along Highway 2 north
- All direction Annual Average Daily Traffic counts for 2020 was approximately 40,700 vehicles

6.4 ACRE PARCEL

- Fast food restrictions in place
- Has existing gas station and fast-food options
- Highway Industrial zoning
- Multiple spaces available
- Potential for 6,000 square foot space
- Potential build to suit spaces

3.6 ACRE PARCEL

- Zoned Highway Industrial
- Multiple uses no restrictions



MEDIUM TERM OPPORTUNITIES ONE TO TWO YEARS

5. Boulet Lands

- Located on the Northwest corner of Highway 43 and Twp Road 724
- All direction Annual Average Daily Traffic counts for 2020 was approximately 29,000 vehicles
- Close proximity to the developments of Clairmont and Northfield Landing
- Estimated population of 3,000
- Part of a larger Area Structure Plan – currently in development stages
- 10 acres can be re-zoned, subdivided and serviced immediately
- Services are adjacent to Twp Road 724
- Proposed for commercial business centre development

LONG TERM OPPORTUNITIES THREE TO FIVE YEARS

6. Clairmont Heights

- Unique downtown greenfield build, with a proposed 500 thousand sq.ft. of commercial/retail space and over 1 million sq.ft. of high density residential
- Located on a south facing slope on a natural water feature
- Close proximity to the developments of Clairmont and Northfield Landing
- Estimated population of 3,000, with expected growth projections upward of 30,000
- View the conceptual video of Clairmont Heights Downtown

