

# Viktoria Place

103, 9817-101 Ave, Grande Prairie, Alberta

SITE INFORMATION PACKAGE

**FOR LEASE**



REED AND COMPANY INC.

200, 8712 51 Avenue - Edmonton, Alberta - T6E 5E8

Phone: (780) 482-3278 - Fax: (780) 482-4138

# Site Information



## Details

Address: 103, 9817-101 Ave, Grande Prairie  
Area: 3,915 sq ft  
Net Rent: market  
CAM: \$10.67/sq ft (2025)  
Occupancy: Immediate  
Main Floor Downtown

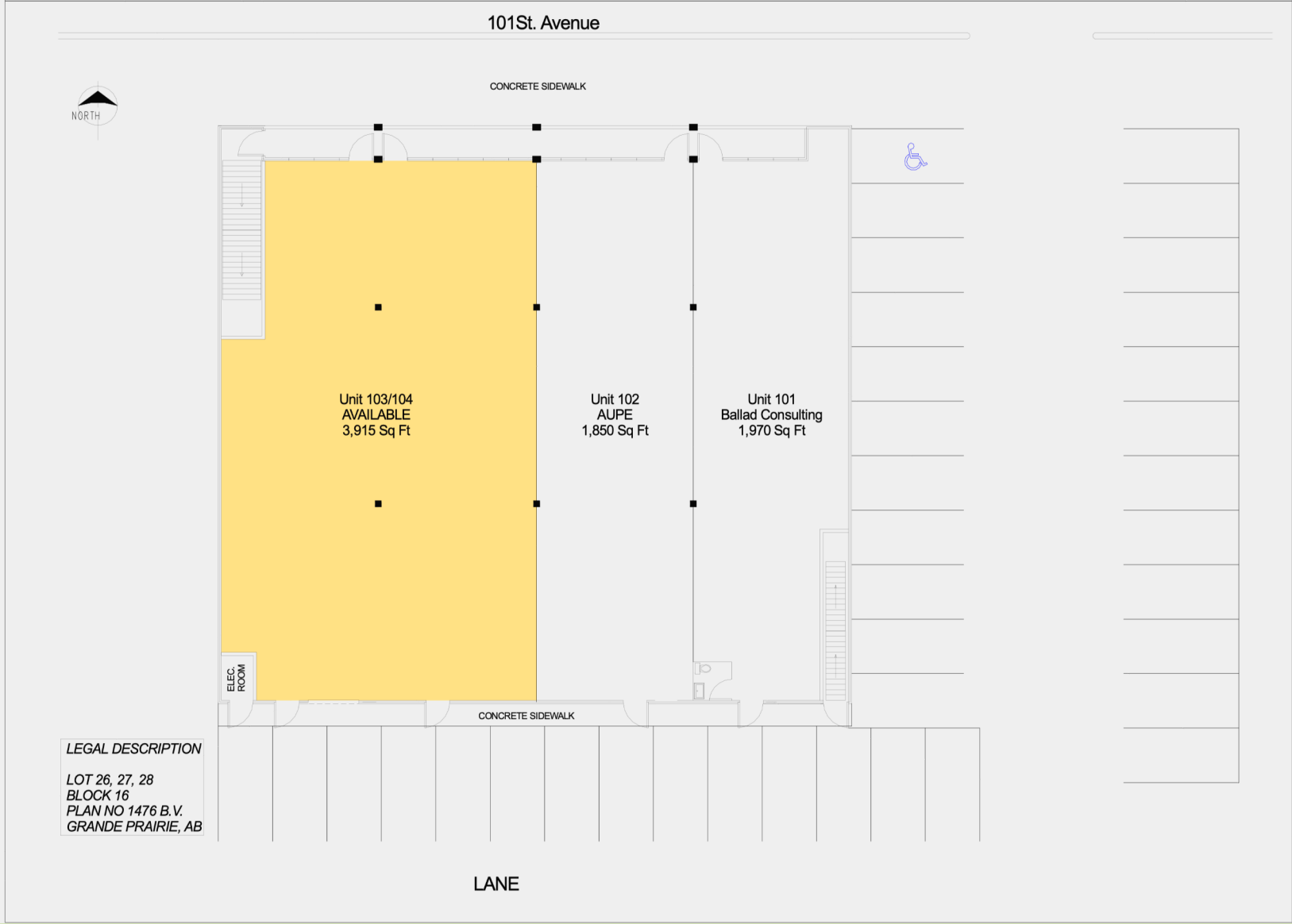
## Features

Primary Market: 72,767  
Downtown Grande Prairie  
Easy access and available street front parking  
for clients.  
Designated parking stalls available.

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Viktoria Place  
9817-101 Avenue  
Grande Prairie, AB



Attribute	Benchmark Alberta (PR,AB)		Viktoria Place 10 Min DT		
	Value	Percent	Value	Percent	Index
SUMMARY					
Total population	4,417,880		72,767		
Total population age 15 and over	3,568,240		57,401		
Total number of private households	1,648,840		26,829		
Average number of persons in private households	2.62		2.58		98
Total population in private households	4,322,180		71,236		
Total number of census families in private households	1,192,910		19,286		
Average number of persons per census family	3.03		3.03		100
Total population in families	4,417,880		56,629		
Total number of labour force age 15 and over	2,559,960		44,552		
POPULATION AGE					
Population age 0-14	849,637	19.23%	15,366	21.12%	110
Population age 15-24	530,635	12.01%	9,238	12.70%	106
Population age 25-34	672,998	15.23%	14,264	19.60%	129
Population age 35-44	659,437	14.93%	12,011	16.51%	111
Population age 45-54	594,790	13.46%	8,784	12.07%	90
Population age 55-64	571,343	12.93%	7,537	10.36%	80
Population age 65+	539,039	12.20%	5,568	7.65%	63
DWELLING					
Total number of occupied private dwellings	1,648,840		26,829		
Average dwelling value \$	\$552,421		\$351,365		64
Home owners	1,194,760	72.46%	17,341	64.64%	89
Home tenants	443,675	26.91%	9,488	35.36%	131
Band housing	10,440	0.63%	0	0.00%	0
HOUSEHOLDS					
One-family households	1,123,810	68.16%	17,453	65.05%	95
Multiple-family households	39,095	2.37%	429	1.60%	68
Non-family households	485,932	29.47%	8,947	33.35%	113
EDUCATION					
Total population aged 15 years and over by highest certificate, diploma or degree	3,568,240		57,401		
No certificate, diploma or degree	600,869	16.84%	11,510	20.05%	119
High school diploma or equivalent	994,738	27.88%	18,766	32.69%	117
Postsecondary certificate, diploma or degree	1,972,630	55.28%	27,125	47.26%	85
Apprenticeship or trades certificate or diploma	343,998	9.64%	6,272	10.93%	113
College, CEGEP or other non-university certificate or diploma	682,150	19.12%	11,492	20.02%	105
University certificate or diploma below bachelor level	109,813	3.08%	1,426	2.48%	81
University certificate, diploma or degree at bachelor level or above	836,673	23.45%	7,935	13.82%	59
Bachelor degree	584,264	16.37%	5,899	10.28%	63
INCOME					
Average family income \$	\$161,149		\$150,874		94
Average household income \$	\$138,393		\$134,670		97

# Contact Information

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[www.reedco.ca](http://www.reedco.ca)



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