

**AVISON
YOUNG**

For Sale

11545 - 84 Avenue

Grande Prairie, AB

PRIME INVESTMENT OPPORTUNITY

A brand-new commercial development featuring high-profile tenants like Tim Hortons (with drive-thru) and Royal Pizza. With construction underway and completion slated for Summer 2026, this property presents a rare chance to invest in a growing market with long-term lease options and strong tenant appeal.

Pali Bedi

Principal

+1 403 888 5388

pali.bedi@avisonyoung.com



Particulars

MUNICIPAL ADDRESS

11545 - 84 Avenue, Grande Prairie, AB

LAND USE

Commercial

LOT SIZE

1 Acre

BUILDING

5,420 sf

OPTIONS

Tim Hortons 4 x 5 Years

Royal Pizza 1 x 5 Years

CAP RATE

5%

TENANTS

Tim Hortons 2, 777 sf
(With Drive-Thru)

Royal Pizza 2,643 sf
(End Cap)

NET RENT

1-5 years
\$270,865

6-10 years
\$283,161

ASKING PRICE

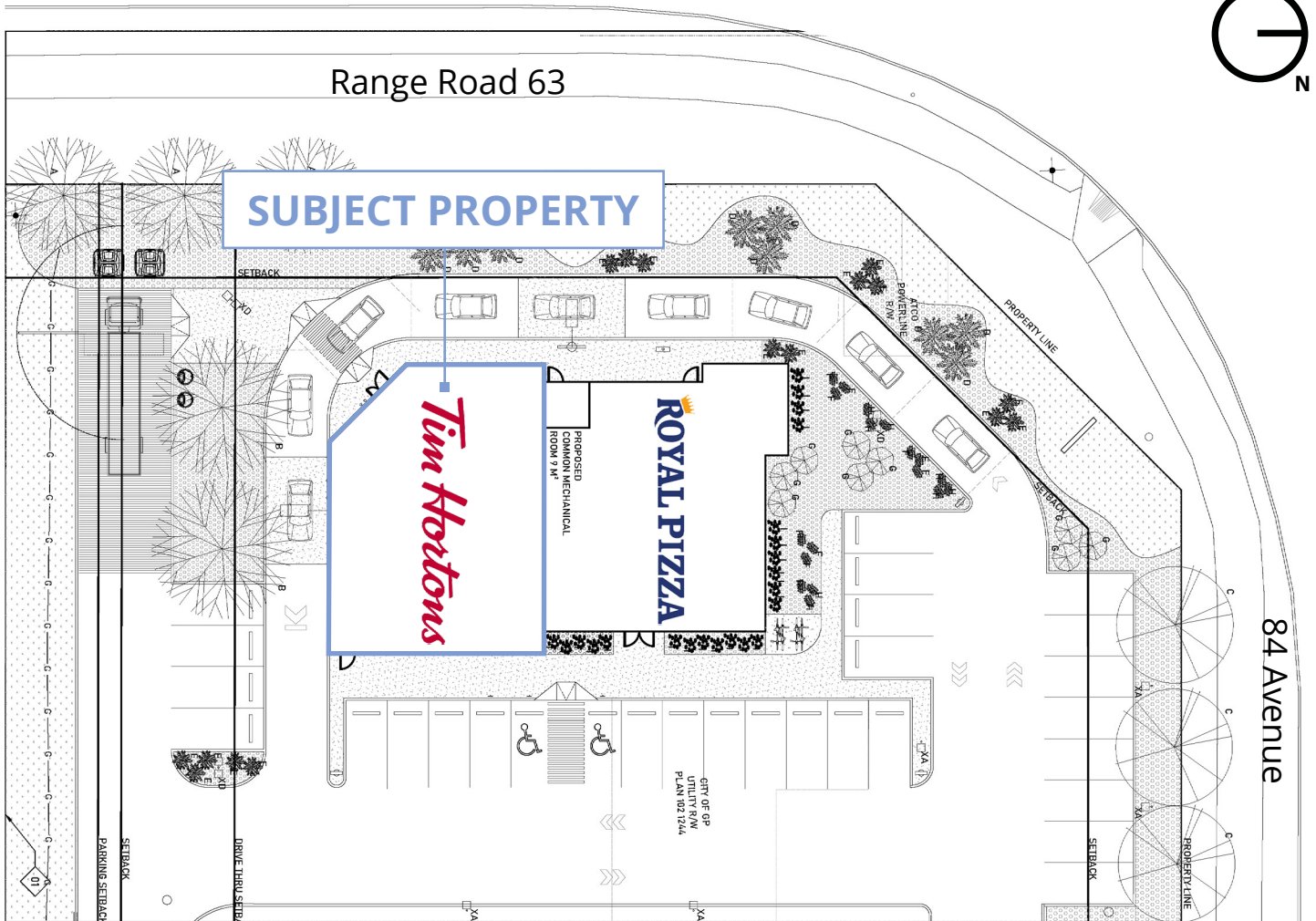
\$5,400,000

UNDER CONSTRUCTION SUMMER 2026 COMPLETION



Site plan

LOT SIZE 1 ACRE
BUILDING 5,420 SF



RENT ROLL SUMMARY

11545 - 84 Avenue
Grande Prairie, AB

Tenant	Unit	Area	Lease Start	Lease Expiry	Options	Rate (psf)		Annual Base Rent	Deposit
TENANT #1 The TDL Group Corp O/A Tim Hortons	102	2,777	01 Aug 2026	31 Jul 2046	4 x 5 Years	1-5	\$62.50	\$173,562.50.00	\$0.00
						6-10	\$65		
						11-15	\$70		
						16-20	\$75		
TENANT #2 Jovan Inc. O/A Royal Pizza	101	2,643	01 Aug 2026	31 Jul 2036	1 x 5 Year	1-5	\$35	\$92,505.00	\$20,133.74
						6-10	\$37		

5,420 TDL

SIGNAGE/YR:	\$4,800.00
NET OPERATING INCOME/YR:	\$270,860.50

*Disclaimer: The information contained in the foregoing was obtained from sources deemed correct, but does not form part of any present or future contract.

Get more
info.

Pali Bedi
Principal
+1 403 888 5388
pali.bedi@avisonyoung.com

avisonyoung.com

© 2026. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

Eighth Avenue Place, 4300, 525 - 8th Avenue SW | Calgary, AB T2P 1G1 | +1 403 262 3082

