

For Lease

11020 100 Avenue | Grande Prairie, AB



Demographics



NEIGHBORHOOD
Grande Prairie



POPULATION
67,669



MEDIAN AGE
35



HOUSEHOLD INCOME
\$100,262

Building Details



PARKING
Ample Paved,
Shared



YEAR BUILT
1999



TRAFFIC COUNT
33,000 VPD | 100 Street & 148 Ave S
27,750 VPD | 116 Avenue



Unit 301, 255 17 Avenue SW
Calgary, Alberta T2S 0A4
P (403) 214-2344

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Busy Location!

Property Details

Unit Available: Unit 101B - 1,368 SF

Availability: Immediately

Net Rate: \$43.00 PSF

Op Costs: \$16.20 PSF (Est. 2026)

Zoning: CA - Arterial Commercial

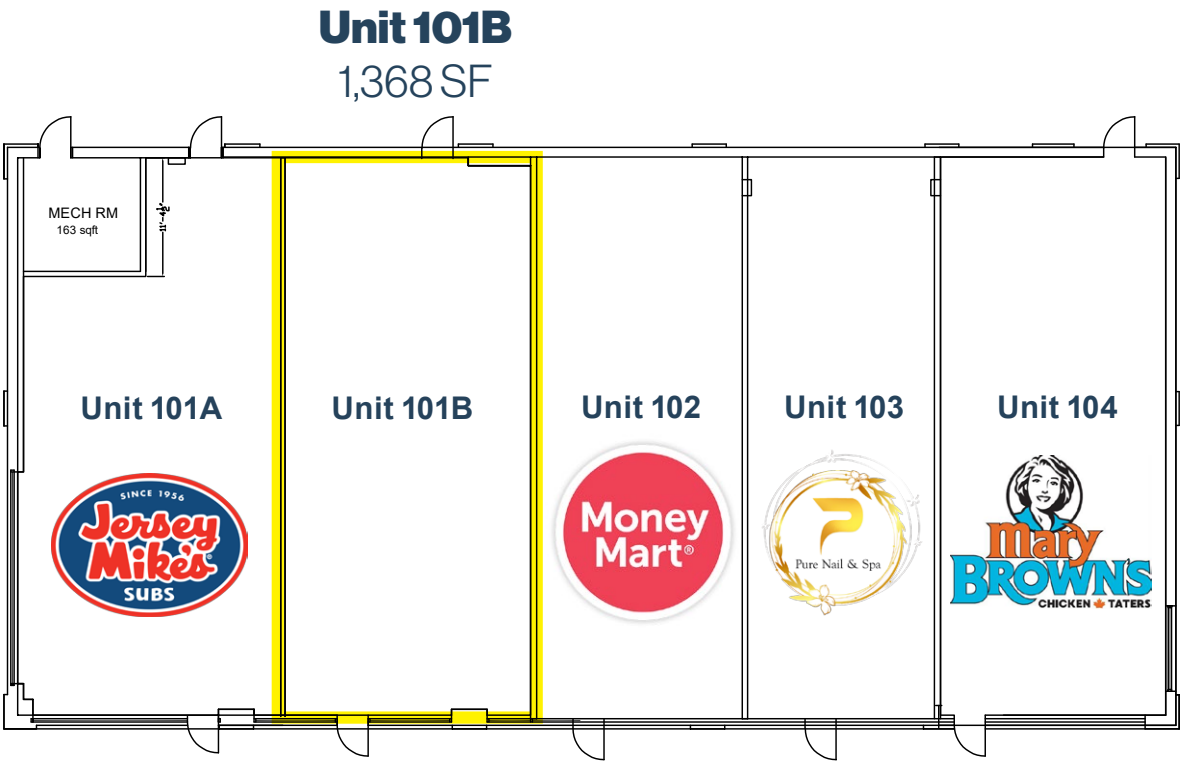
Signage: Available

Parking: Ample Surface

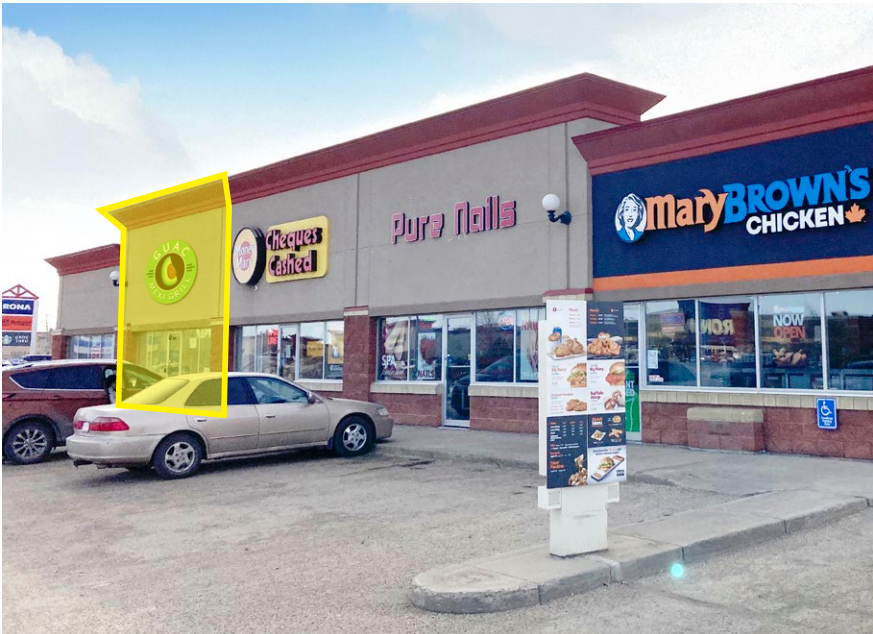
Highlights

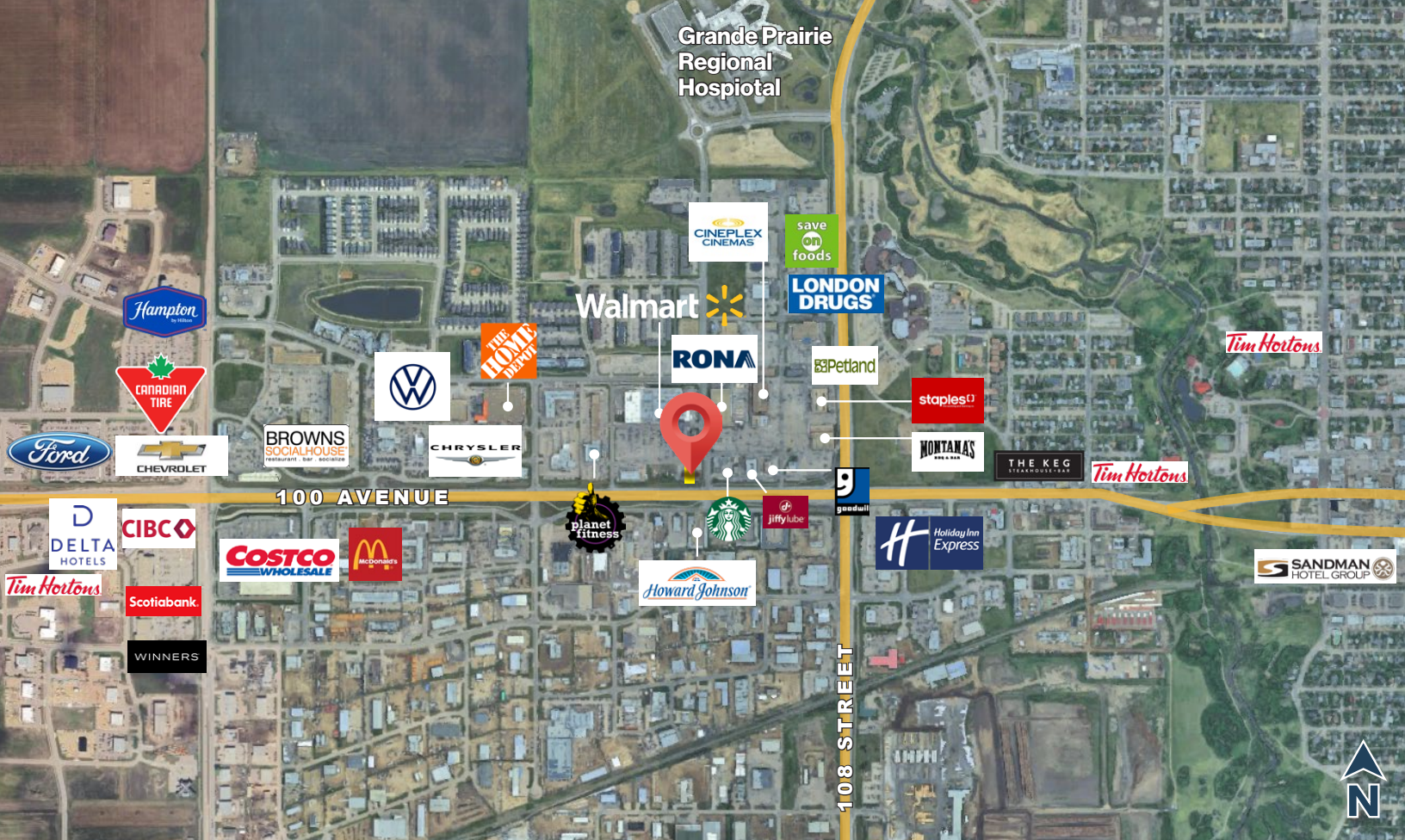
- Prime location directly in front of Walmart Supercentre, offering excellent visibility and high traffic.
- Situated on 100 Avenue, with a daily traffic count of 33,000 vehicles.
- Ideal for businesses such as dental offices, medical clinics, restaurants, and retail stores.
- Surrounded by major retailers including Home Depot, Rona, Starbucks, The Brick, and Planet Fitness.

Site Plan



Front Parking





Thank you for your interest!



Craig McGinley
VP Retail Leasing

📞 403.483.4785

✉ cmcginley@blackstonecommercial.com



Patrick White
Associate

📞 403.214.2344

✉ pwhite@blackstonecommercial.com

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