

For Lease

11402 - 100 Street | Grande Prairie, AB

Free Mezzanine



Demographics



NEIGHBORHOOD
Grande Prairie



POPULATION
67,669



MEDIAN AGE
35



HOUSEHOLD INCOME
\$126,929

Building Details



PARKING
Paved Front
& Back



YEAR BUILT
2004



TRAFFIC COUNT
27,750 VPD | 116 Avenue
27,510 VPD | 100 Street

 **Blackstone**
Commercial Real Estate Services Inc.

Unit A210, 9705 Horton Road SW,
Calgary, Alberta, T2V 2X5

P (403) 214-2344

blackstonecommercial.com

The Aurora Building

Property Details

Unit 11402B: 2,873 SF

plus 467 SF mezzanine

Unit 205: 315 SF

Availability: Immediately

Unit 11402B: \$14.00 PSF

Mezzanine: \$ 0.00 PSF

Unit 205: \$500/month Gross Rent

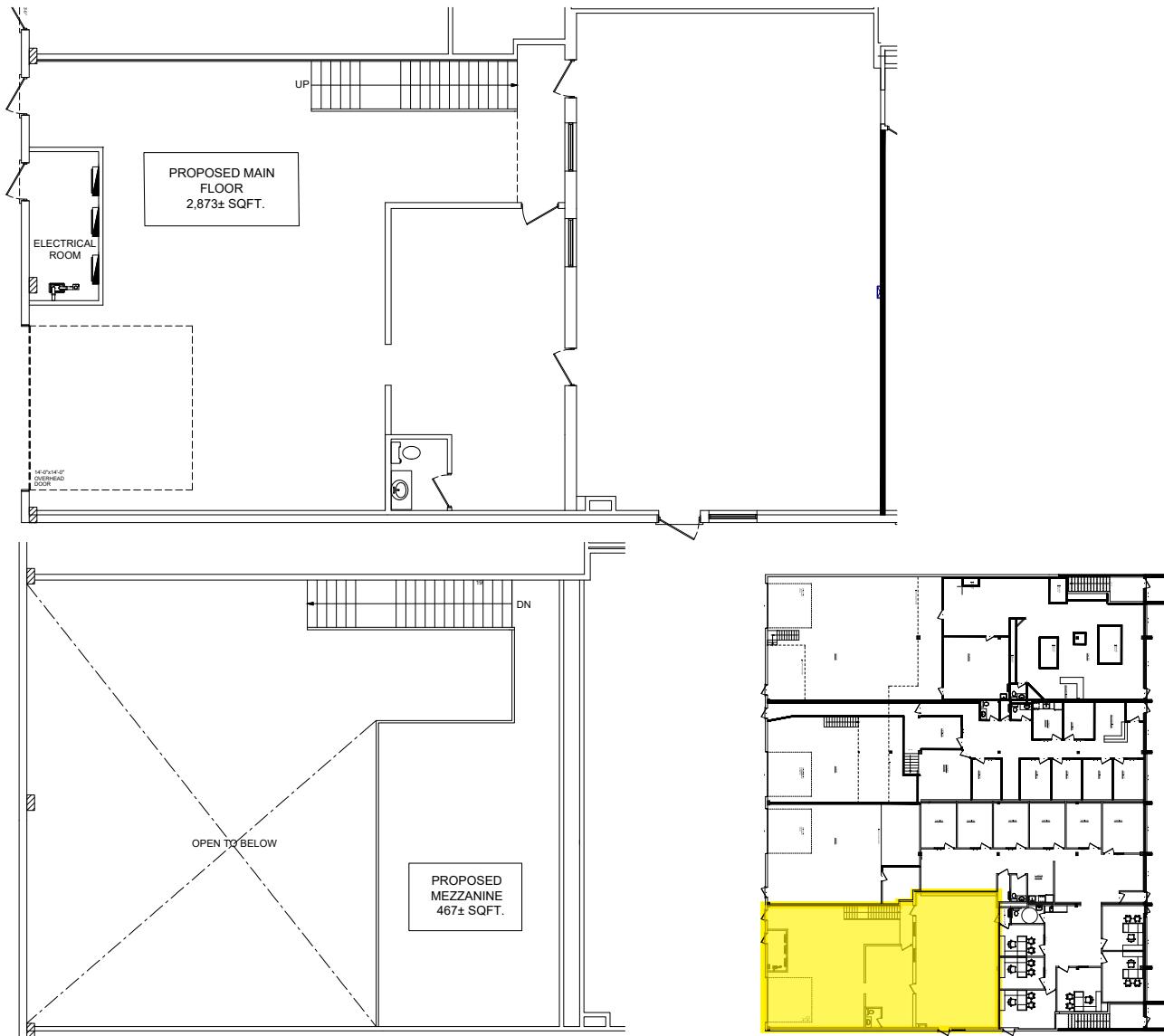
Op Costs: **Unit 11402B:** \$7.61 PSF (Est. 2026)

Unit 205: \$9.02 PSF (Est. 2026)

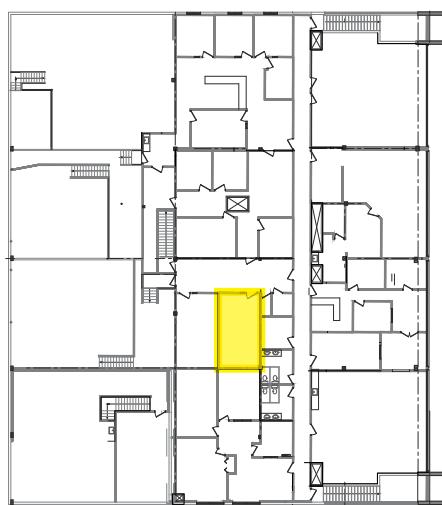
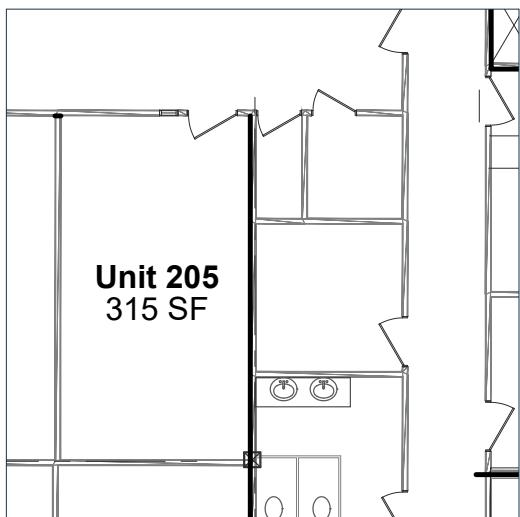
Zoning: CA - Arterial Commercial

- Prime location on 100 Street, one of Grande Prairie's busiest corridors
- Directly across from Safeway – strong anchor for daily traffic
- Excellent visibility & exposure to high vehicle and pedestrian traffic
- Pylon signage available for added brand visibility
- Versatile space suitable for retail, office, or light industrial uses
- Landlord open to tenant improvements – space can be tailored to your needs

11402B Floor Plan

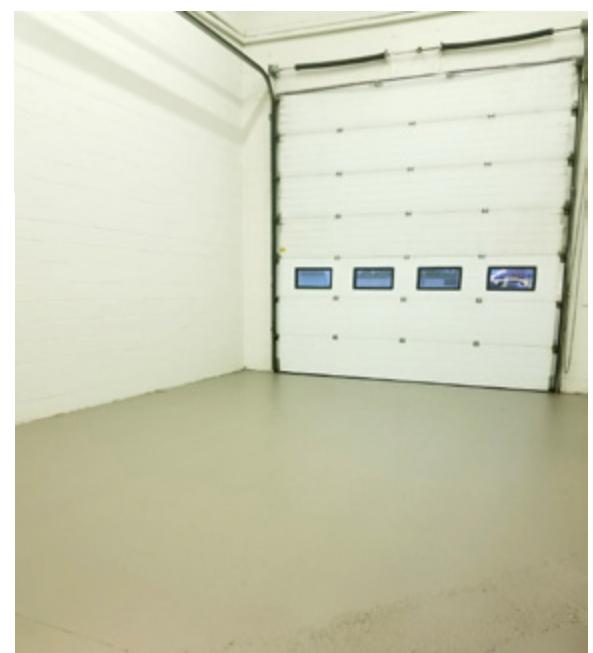


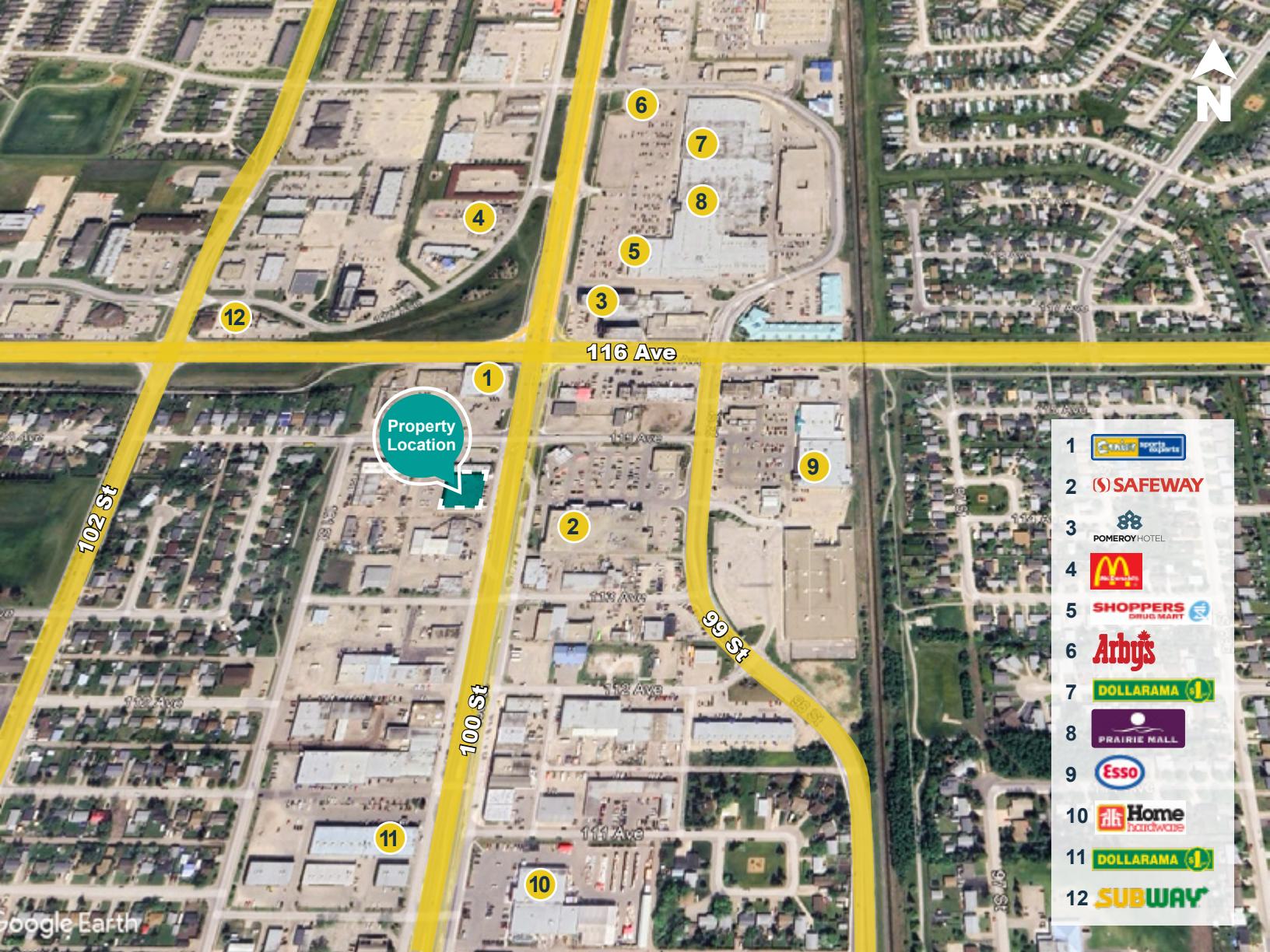
205 Floor Plan



For Lease

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Thank you for your interest!

For More Info.

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