

# For Lease

11402 - 100 Street | Grande Prairie, AB

**Bonus Mezzanine Available  
on Some Units**



## 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 301, 255 17 Avenue SW,  
Calgary, Alberta, T2S 0A4  
P (403) 214-2344  
blackstonecommercial.com

## The Aurora Building

### Property Details

**Size Available:** Unit 209/211: 3,288 SF

**Availability:** Immediately

**Net Rate:** Second Floor Office: \$10.00 PSF

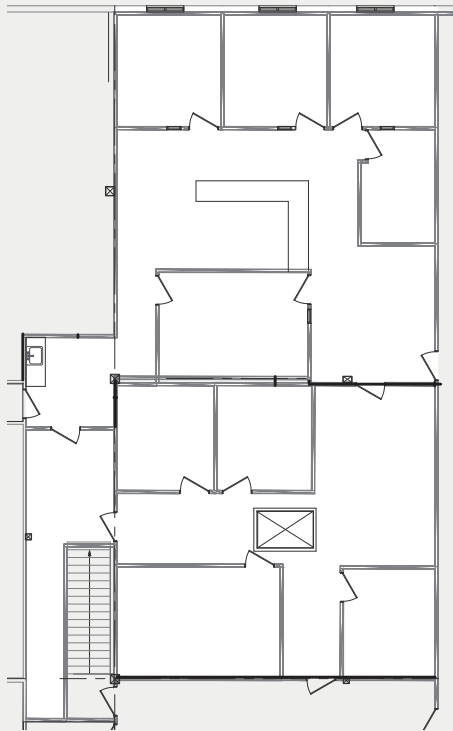
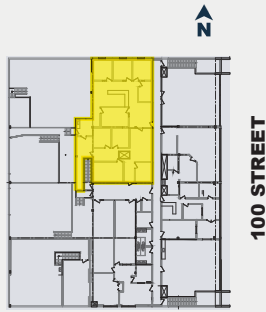
**Op Costs:** Second Floor Office: \$9.02 PSF (Est. 2026)

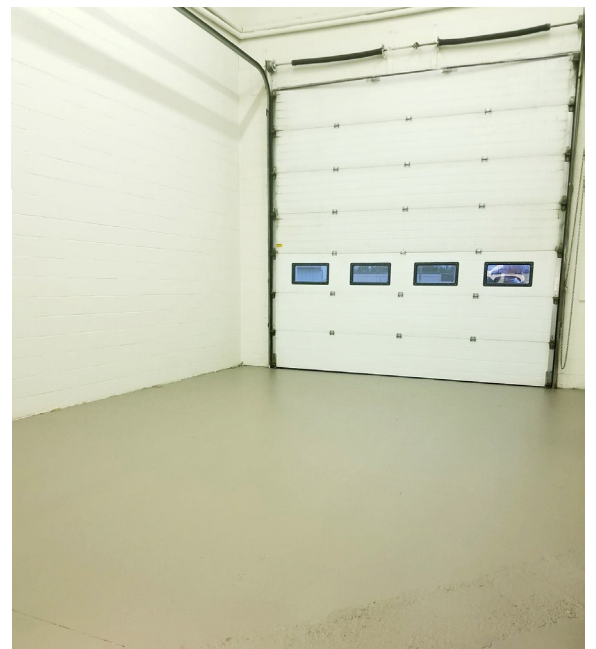
**Zoning:** CA - Arterial Commercial

- 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

**2nd**  
FLOOR

- Unit 209/211 | 3,288 SF
- 9 Offices plus Kitchen & Reception
- Will Build-to-Suit
- North-Facing







# Thank you for your interest!

## For More Info.

**Bobbi Dawson** (Agent of Re/Max)

Broker

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**Shane Olin**

Controller/EVP – Investment Properties

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