

For Sale

11402 - 100 Street | Grande Prairie, AB



Demographics



NEIGHBORHOOD
Grande Prairie



POPULATION
70,385



AVERAGE AGE
35



MEDIAN HOUSEHOLD
INCOME
\$120,000

Building Details



PARKING
Paved Front
& Back



YEAR BUILT
2004



TRAFFIC COUNT
42,635 VPD | 116 Ave & 100 St Intersection



Blackstone
Commercial Real Estate Services Inc.

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

Prime Investment Asset

PROPERTY DETAILS

Building	26,888 SF Mainfloor: 16,495 SF Second Floor: 110,393 SF
Land	0.95± Acres or 41,385± SF
Asking Price	\$3,200,000
Current NOI	\$234,605
Cap Rate	8.19%
Property Taxes	\$72,682.33 (2025)
Construction	Reinforced Concrete
Zoning	CA – Arterial Commercial District
Community	Grande Prairie: Avondale
Parking	Parking Ratio: 0.85/1,000 SF Parking Spaces: Surface - 15

- 26,888 SF multi-tenant retail and office property
- Located on 100 Street, one of Grande Prairie's primary commercial corridors
- 87% occupied with immediate upside from leasing approximately 3,188 SF of vacant space
- Diversified tenants mix across retail, office, restaurant, financial, and professional services
- Long-term leases extending through 2035
- Stable operating history with opportunities for rental growth upon renewals and lease-up

For Sale

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Value-Add Opportunity

Aurora Plaza offers investors a combination of stable income and leasing upside. The existing vacancy provides an opportunity to enhance net operating income through lease-up, while future rent escalations and lease renewals create potential for growth in revenue. The property's tenant base and average lease term help mitigate income risk and support long-term investment.

Tenancy Schedule

Unit	Tenant	Sq. Ft.	Rate Per Sq. Ft.	Annual Income	Operating Costs PSF	Operating Costs	Expiry Date
11402A	Goertzen International Ltd & Hinterland Holdings Ltd o/a Primerica	1,565	\$ 9.00 \$ 10.00 \$ 11.00 \$ 12.00	\$ 14,085	\$ 7.61	\$ 11,909.65	Aug-27 Aug-29 Aug-31 Aug-35
11404A	Goertzen International Ltd & Hinterland Holdings Ltd o/a Primerica	2,261	\$ 8.50 \$ 9.25 \$ 9.00 \$ 10.00 \$ 11.00 \$ 12.00	\$ 20,349	\$ 7.61	\$ 17,206.21	Nov-24 Aug-25 Aug-27 Aug-29 Aug-29 Aug-35
11404B	G4s Cash Solutions (Canada) Ltd. Garda	1,577	\$ 16.00 \$ 16.50 \$ 17.00	\$ 26,809	\$ 7.61	\$ 12,000.97	Oct-24 Oct-25 Oct-29
11406A	2197222 AB Inc. o/a The Sugar Shop	2,264	\$ 12.00	\$ 27,168	\$ 7.61	\$ 17,229.04	May-27
11406B	Canadian Fiber Optics Corp.	1,231	\$ 7.00	\$ 8,617.00	\$ 7.61	\$ 9,367.91	Jul-29
209/211	Canadian Fiber Optics Corp.	3,289	\$ 7.00	\$ 23,023.00	\$ 9.02	\$ 29,666.78	Jul-29
11408 A/B	John Reimer o/a The Fire Place Guys & Grills (October 1, 2025)	4,409	\$ 12.50 \$ 13.00 \$ 13.50 \$ 14.00	\$ 59,522	\$ 7.61	\$ 33,552.49	Sep-25 Sep-26 Sep-28 Sep-30
201/203/206 207/212	1039293 Alberta Ltd o/a Alberta College of Massage Therapy	5,083	\$ 10.00	\$ 50,830	\$ 9.02	\$ 45,848.66	Oct-28
202/210	Independent Counseling	1,706	\$ 13.00	\$ 22,178	\$ 9.02	\$ 15,388.12	Dec-27
205	Aimee Danroth o/a The Cozy Den New an Second Chance Books	315	\$ 10.00	\$ 3,150	\$ 9.02	\$ 2,841.30	May-27
Total Net Rental Revenue		23,700		\$ 255,731		\$ 195,011.13	
Op. Costs Recoveries (average between Main and 2nd Floor)		23,700	\$ 8.31	\$ 194,989	(Rent Roll 2026)		
Gross Operating Income				\$ 450,719			

Tenants



Vacancy Summary

Suite	Tenant	Sq. Ft.	Net Rental Rate	Net Income
Prospective Vacancy Rental Income				
11402B	Vacant (Main Floor)	3,188	\$ 10.00	\$ 31,880
Total		3,188		\$ 31,880
Vacancy Recoveries				
11402B	Vacant (Main Floor)	3,188	\$ 7.61	\$ 24,260
Total		3,188		\$ 24,260
Vacancy %		36.43%		
Gross Operating Income				
				\$ 450,719
	Total Operating Expenses (Main Floor)	16,160	\$ (7.61)	\$ (122,978)
	Total Operating Expenses (2nd Floor)	8,750	\$ (9.02)	\$ (78,925)
	Budgeted Admin Fee 2026			\$ 13,139
	Budgeted Reserve Fee 2026			\$ -
	Current Net Operating Income			\$ 261,956
	Prospective Vacancy Rental Income			\$ 31,880
	Vacancy Recoveries			\$ 24,260
	Projected Net Operating Income	8,750		\$ 318,096

Income Summary

Property Value	\$ 3,200,000
Current NOI Cap Rate:	8.19%
Projected NOI Cap Rate:	9.94%
Price Per Square Foot:	\$ 119.00

Return on Investment

Proposed Mortgage

Principal:	\$ 2,200,000	L to V
Rate:	5.25%	69%
Amortization:	25 Years	
Term:	5 Years	
Payments:	\$ 158,201	DCR
Average Annual Principal Reduction:	\$ 48,709	166%
Equity:	\$ 1,000,000	

Income Summary

Current NOI After Debt Payments:	\$ 103,755
Projected NOI After Debt Payments:	\$ 159,895
Current NOI After Debt and Principal Reduction:	\$ 152,464
Projected NOI After Debt and Principal Reduction:	\$ 208,604

Yields

Current Cash on Cash:	10.38%
Projected Cash on Cash:	15.99%
Current Cash on Cash After Debt Reduction:	15.25%
Projected Cash on Cash After Debt Reduction:	20.86%

8.19%
CAP RATE

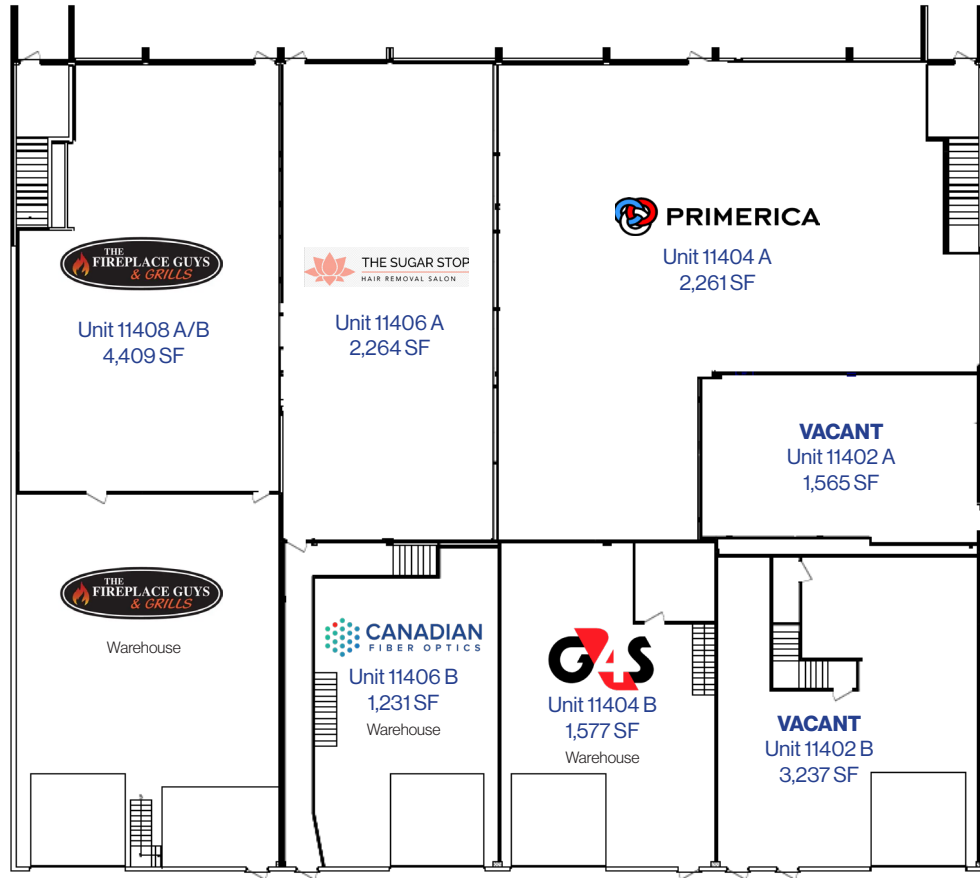
15.99%
ROI

\$119
PRICE / SF

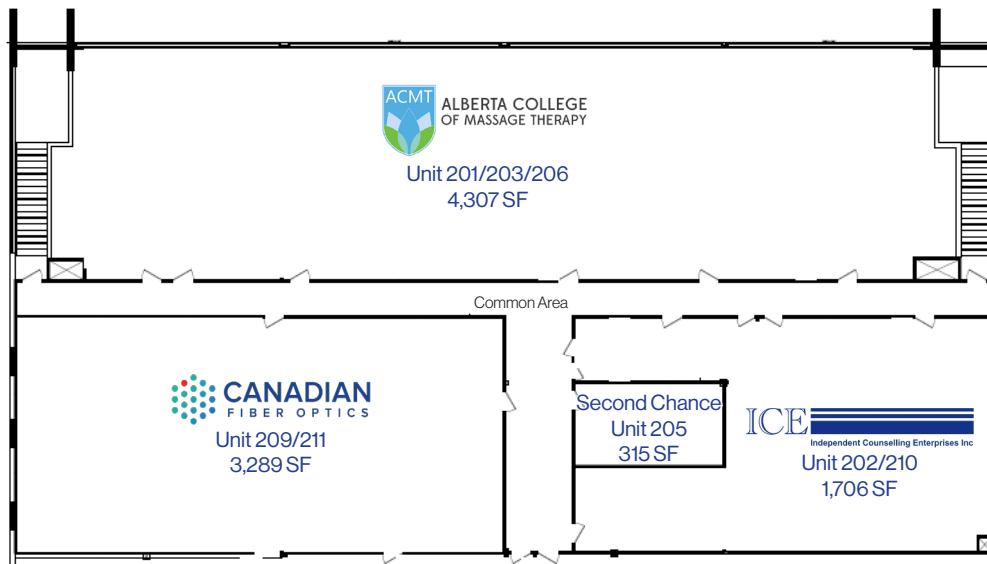
87%
LEASED

100 Street

MAIN FLOOR



2nd FLOOR





POPULATION (CITY)
70,385 Residents



AVERAGE AGE
35 Years



MEDIAN HOUSEHOLD INCOME
\$120,000+



TRAFFIC COUNT
42,635 VPD | 100th St & 116th Ave

Grande Prairie is the commercial, healthcare, education and service hub for Northwestern Alberta and Northeastern British Columbia. A young and growing population, above-average household incomes and a diversified regional economy support long-term demand for retail and commercial real estate.

LOCATION ADVANTAGES

- Established commercial corridor with strong surrounding retail and service uses.
- Excellent visibility, signage opportunities and convenient access along 100 Street.
- Surrounded by national retailers, restaurants, financial institutions and professional services.
- Serves a large and growing residential population within a short drive.
- Strong regional draw from Northwestern Alberta and Northeastern British Columbia.

Thank you for your interest!

Shane Olin

Controller/EVP – Investment Properties

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