

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

 **Blackstone**
Commercial Real Estate Services Inc.

Unit A210, 9705 Horton Road SW,

Calgary, Alberta, T2V 2X5

P (403) 214-2344

blackstonecommercial.com

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

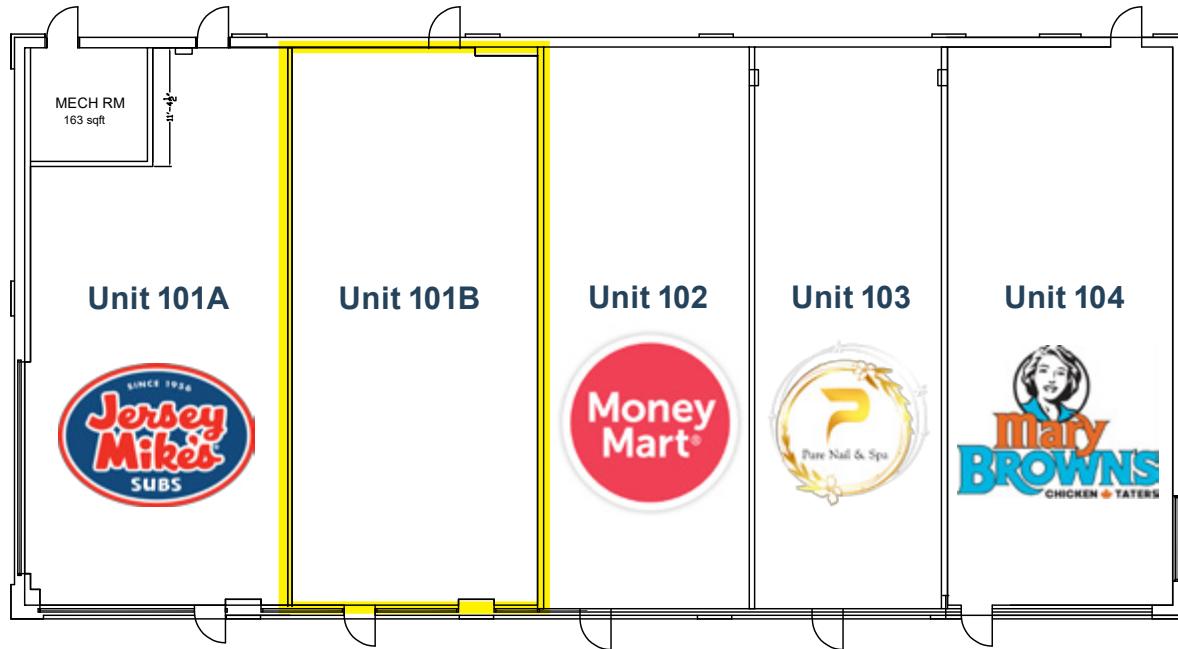
Highlights

- 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

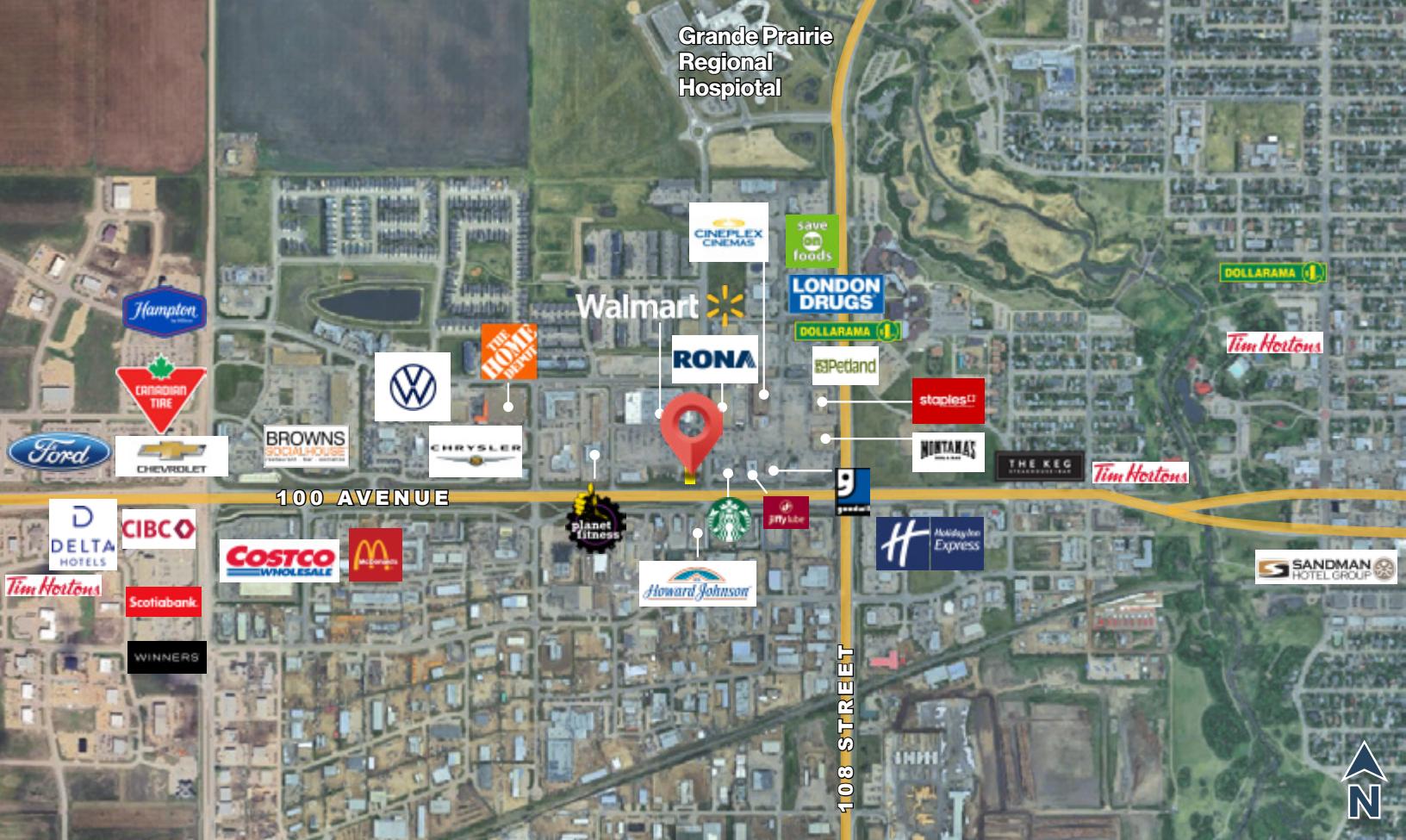
Unit 101B

1,368 SF



Front Parking





Thank you for your interest!

For More Info.



Shane Olin

P 403.313.5305

E solin@blackstonecommercial.com



Olivia Bohdan

P 403.629.0809

E obohdan@blackstonecommercial.com

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