

# 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 A210, 9705 Horton Road SW,  
Calgary, Alberta, T2V 2X5  
P (403) 214-2344  
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## Busy Location!

### Property Details

Unit Available: Unit 101B - 1,368 SF

Availability: Immediately

Net Rate: Market

Op Costs: \$14.94 PSF

Zoning: CA - Arterial Commercial

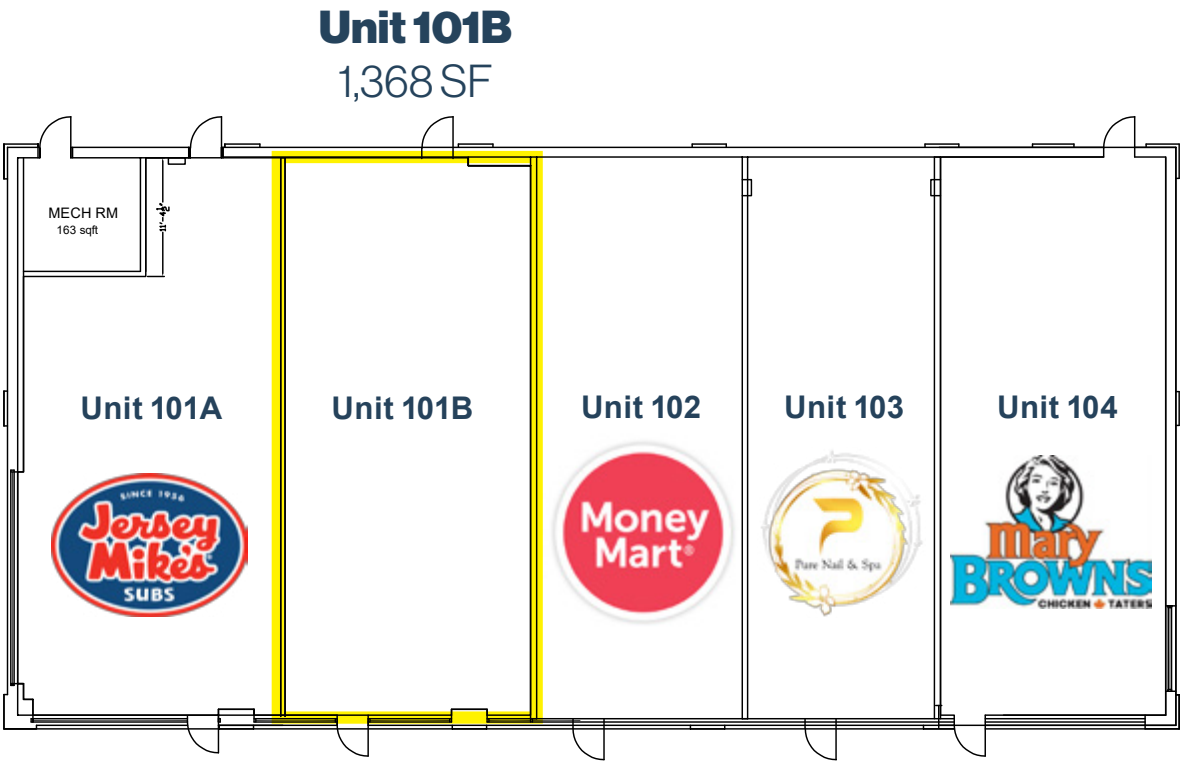
Signage: Available

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!

For More Info.



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