

For Lease

11070 100 Avenue | Grande Prairie, AB



Demographics



NEIGHBORHOOD
Westgate



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**

Unit A210, 9705 Horton Road SW,
Calgary, Alberta, T2V 2X5
P (403) 214-2344

blackstonecommercial.com

Busy Location!

Property Details

Unit Available:
Unit 101 - 1,311 SF
Unit 103 - 1,244 SF
Unit 105 - 1,564 SF
Unit 101/103 - 2,555 SF
Unit 101/103/105 - 4,119 SF

Legal: Plan 9720676, Block 5, Lots 2 & 3

Availability: Immediately

Net Rate: Market

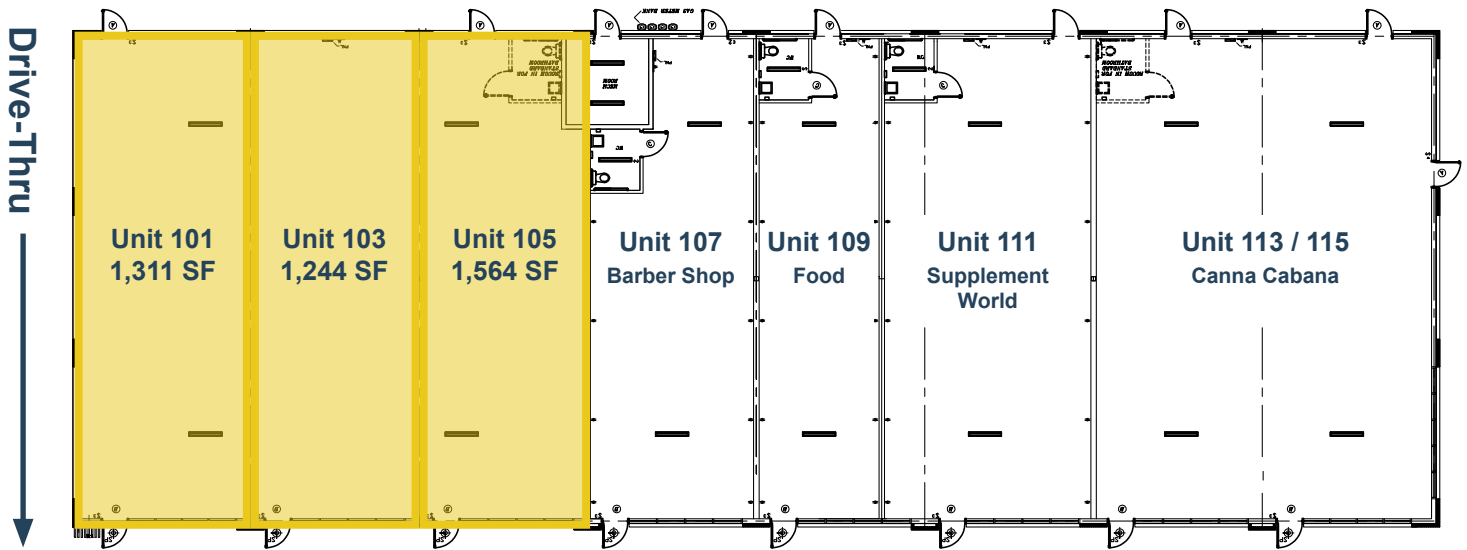
Op Costs: \$14.94 PSF

Zoning: CA (Arterial Commercial)

Highlights

- Drive-Thru
- Right in front of Walmart Supercentre, amazing visibility and traffic
- Located on 100 Avenue with traffic count of 33,000 VPD
- Perfect location for dentist, clinic, restaurant, retail, etc.
- Nearby businesses include: Home Depot, Rona, Starbucks, The Brick, and Planet Fitness

Site Plan



- | | |
|-----------------|--------------------------|
| 1 Walmart | 9 NAIT |
| 2 Home Depot | 10 Great Northern Casino |
| 3 The Brick | 11 Save-On-Foods |
| 4 Canadian Tire | 12 Cineplex Odeon |
| 5 Best Buy | 13 Staples |
| 6 Costco | 14 RONA |
| 7 Paradise Inn | 15 Planet Fitness |
| 8 Podollan Inn | 16 Home Hardware |

Grande Prairie
Regional Hospital



Thank you for your interest!

For More Info.

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