

For Lease

11402 - 100 Street | Grande Prairie, AB

Bonus Mezzanine



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



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

The Aurora Building

Property Details

Size Available: Unit 11402B: 2,873 SF *plus 467 SF mezzanine*

Availability: Immediately

Net Rate: Mainfloor / Mezzanine: \$12.00 PSF

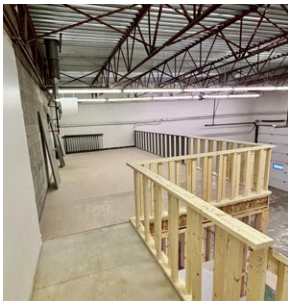
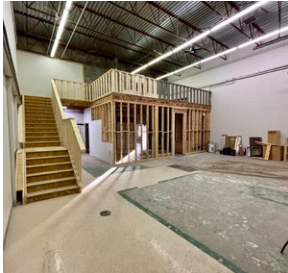
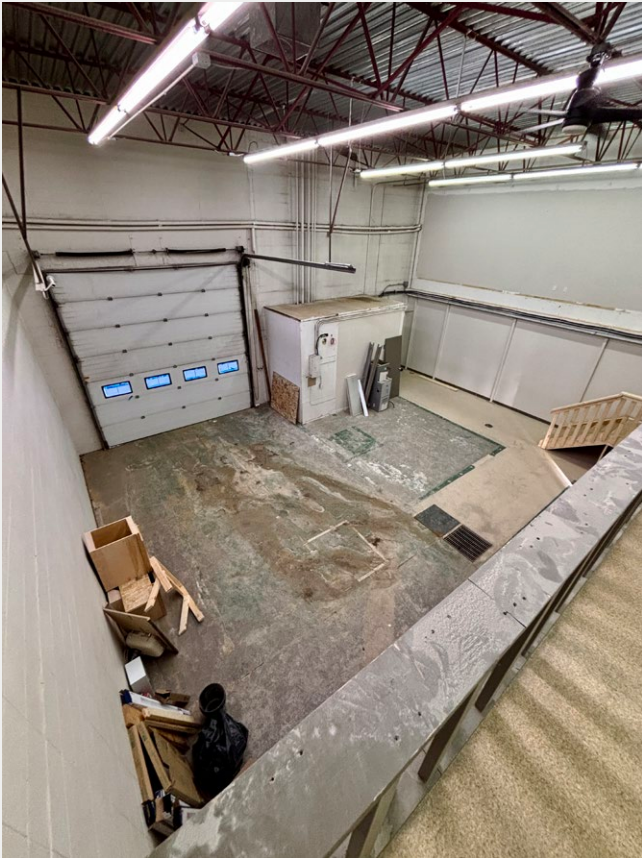
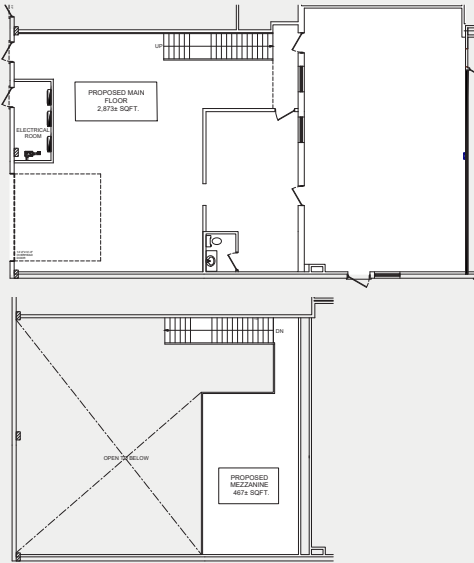
Op Costs: Mainfloor: \$7.61 PSF (Est. 2026)

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

MAIN
FLOOR

- Unit 11402B | 2,873 SF plus 467 SF mezzanine
- 14' Overhead Door
- SW Corner







Thank you for your interest!

For More Info.

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Broker

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Shane Olin

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