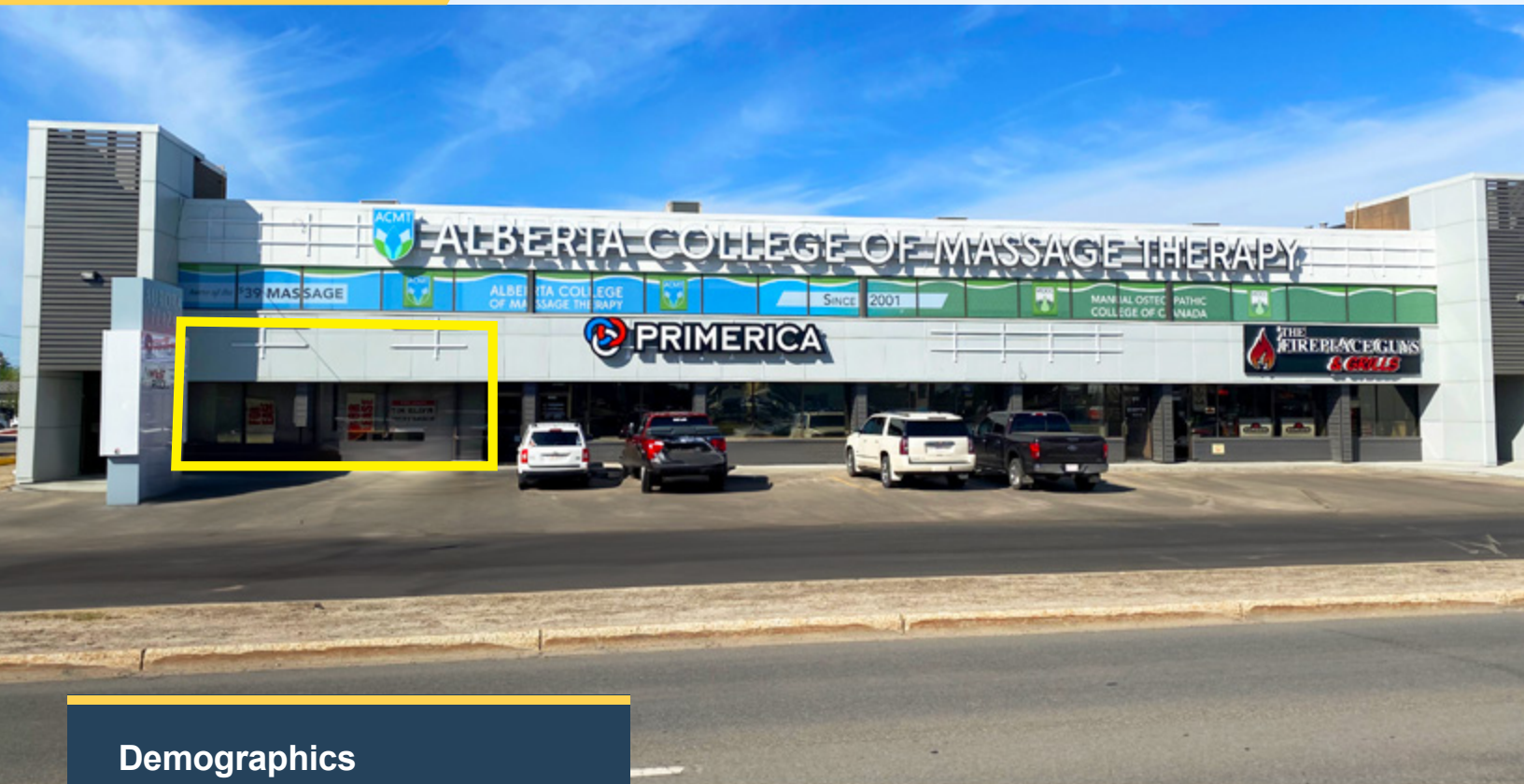


For Lease

11402 - 100 Street | Grande Prairie, AB



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

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The Aurora Building

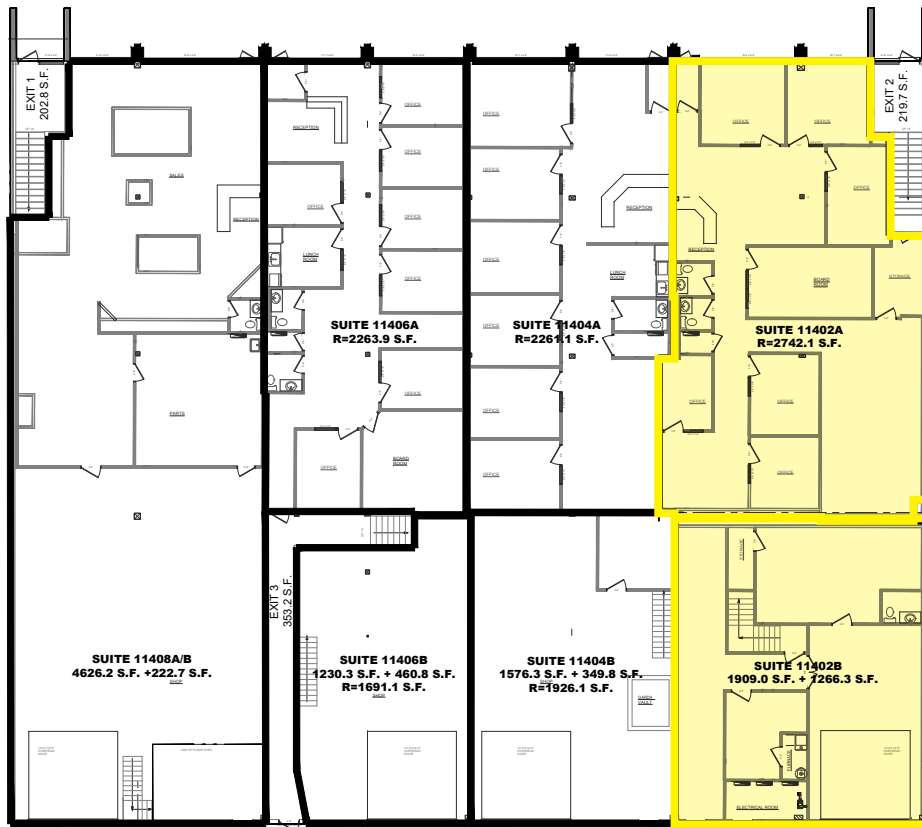
Property Details

	Unit 11402A – 2,742 SF
	Unit 11402B – 1,909 SF
Size Available:	includes 1,267 SF mezzanine
	Option to Combine: 4,651 SF w/1,267 SF mez.
	Unit 205 – 315 SF available February 2025
Availability:	Immediately
Net Rate:	\$14.00 PSF
Op Costs:	\$7.16 PSF
Zoning:	CA - Arterial Commercial

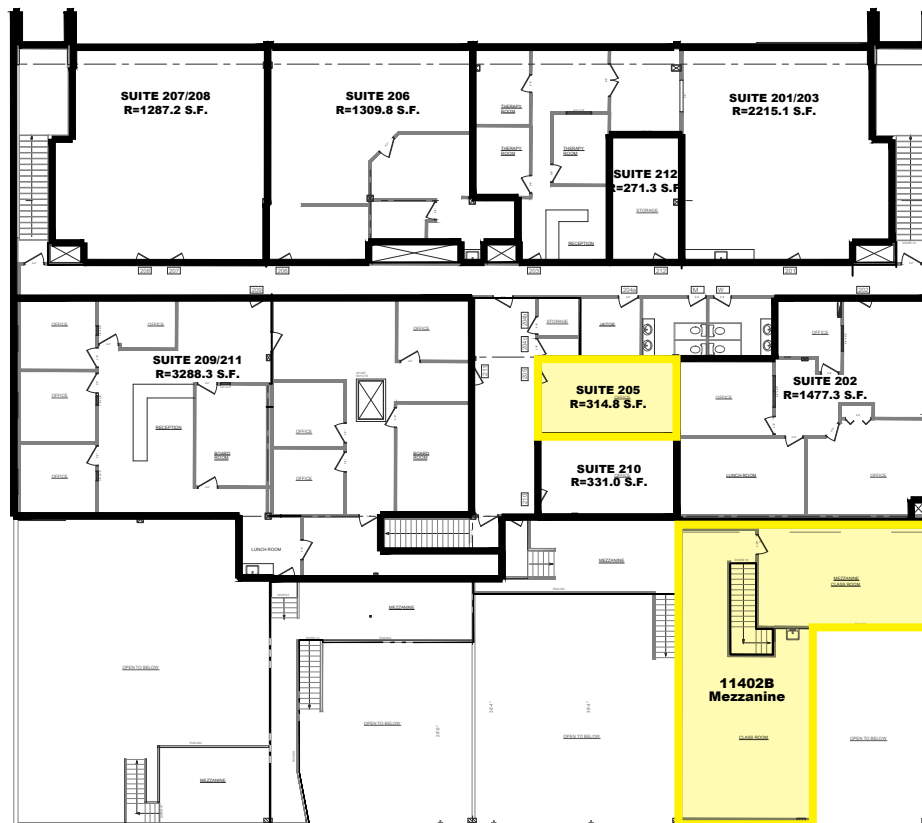
Highlights

- Ideally located on 100 Street
- Across from Safeway
- Excellent exposure onto main Grande Prairie thoroughfare
- Pylon signage available

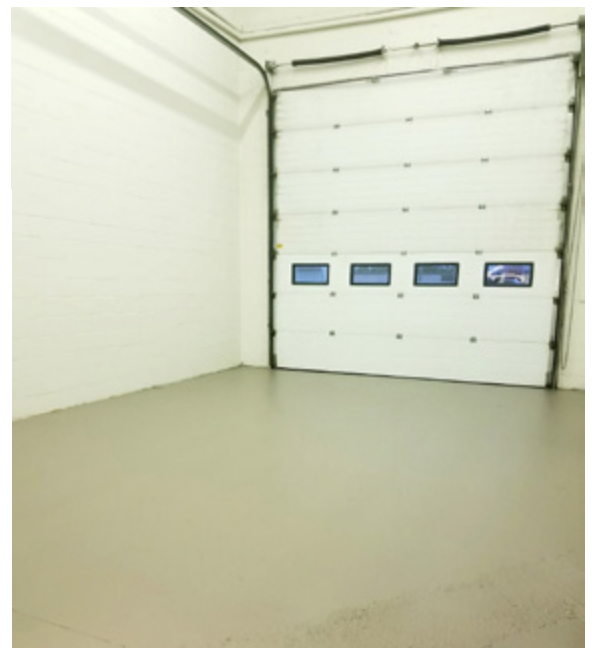
Site & Floor Plan

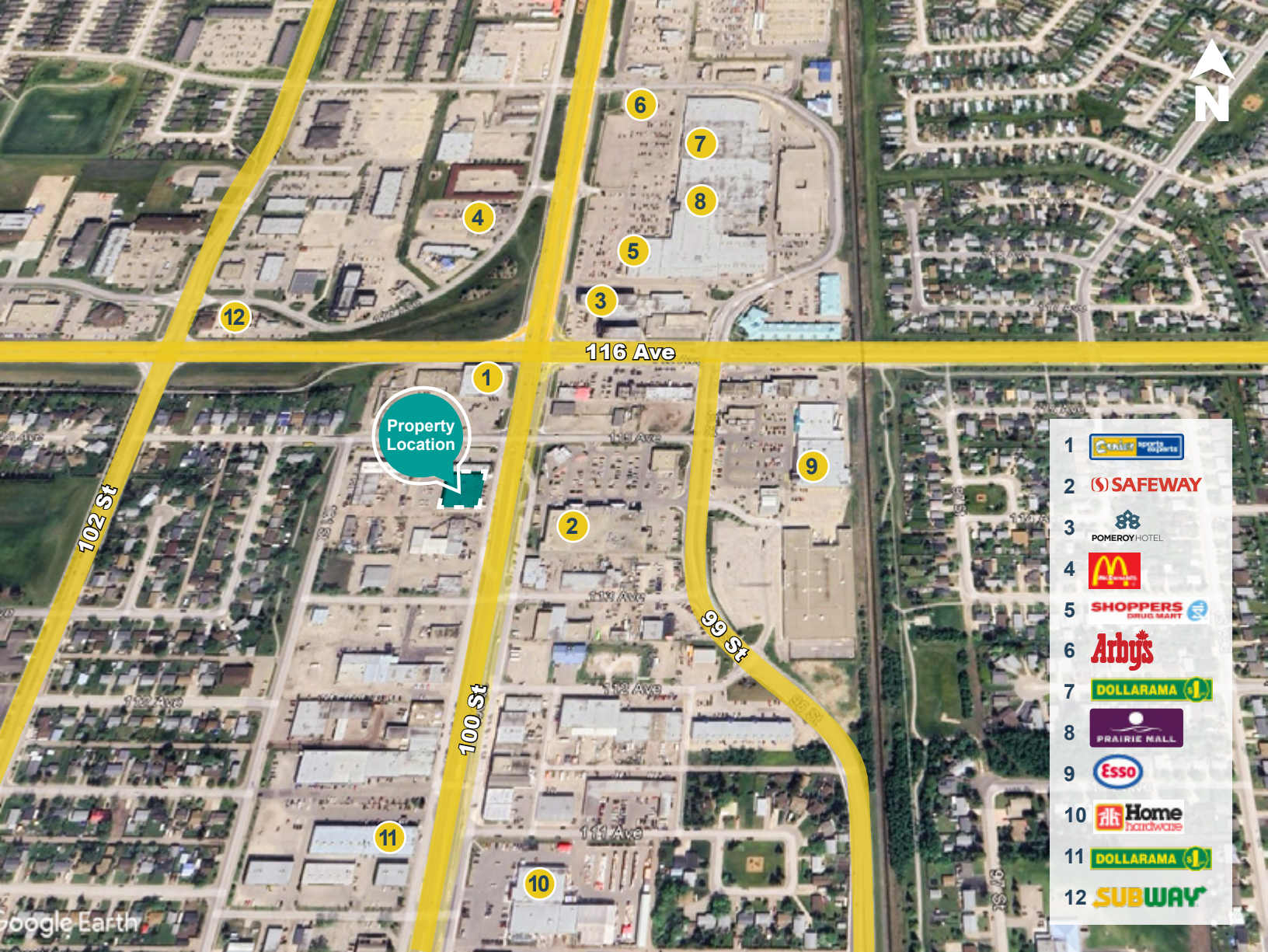


Main Floor



2nd Floor





Thank you for your interest!

For More Info.

Shane Olin

Managing Broker

P 403.313.5305

E solin@blackstonecommercial.com

Bobbi Dawson (Agent of Re/Max)

Broker

P 780.876.9776

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