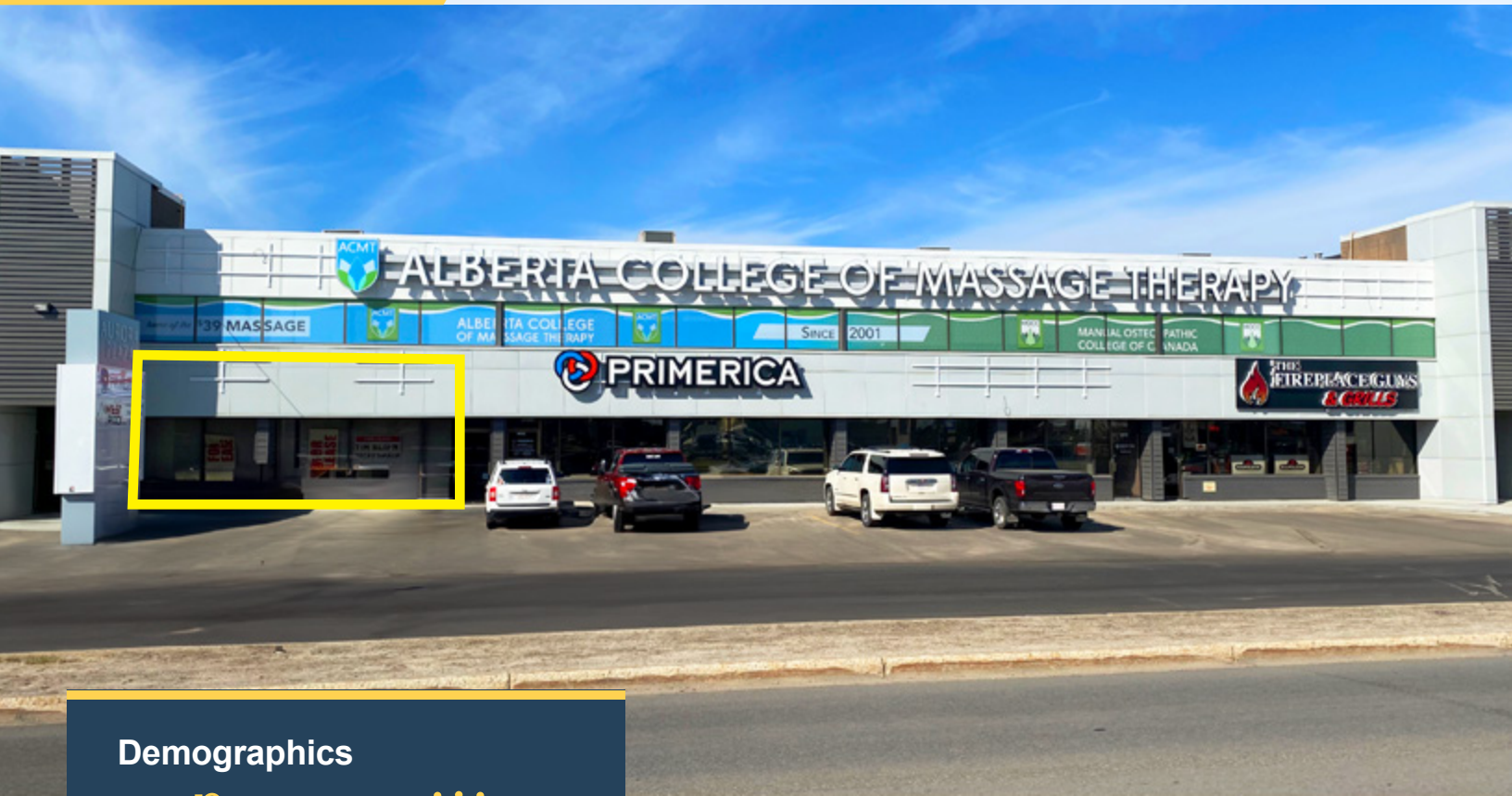


# For Lease

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

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## The Aurora Building

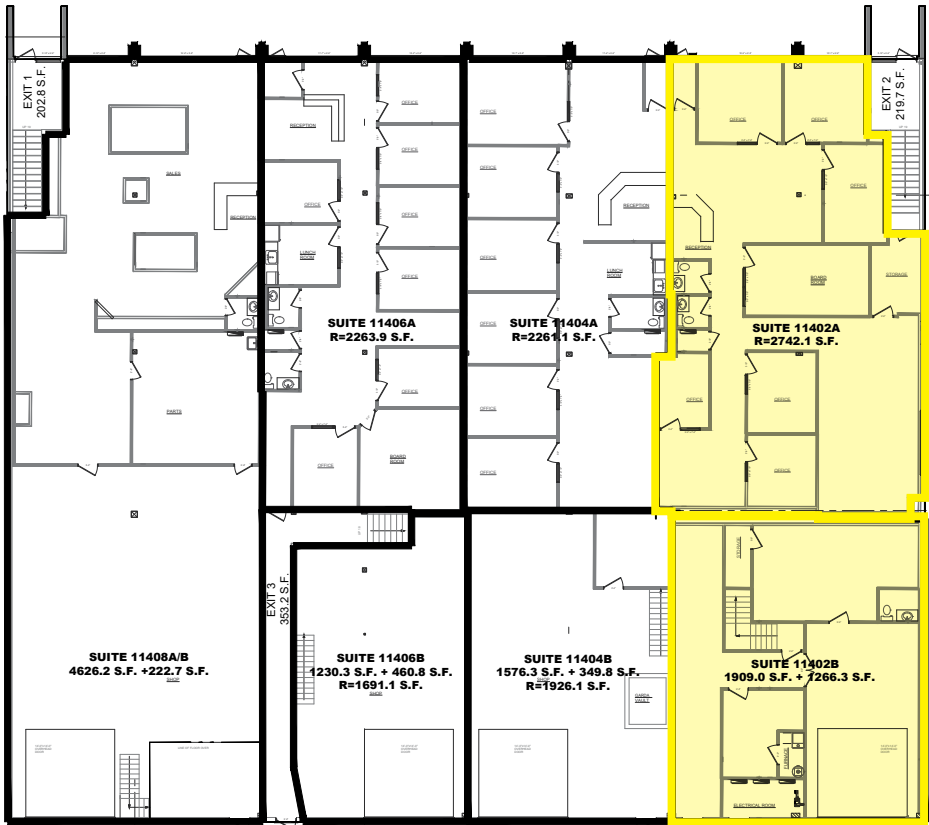
### Property Details

Size Available:	Unit 11402A – 2,742 SF
	Unit 11402B – 1,909 SF 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

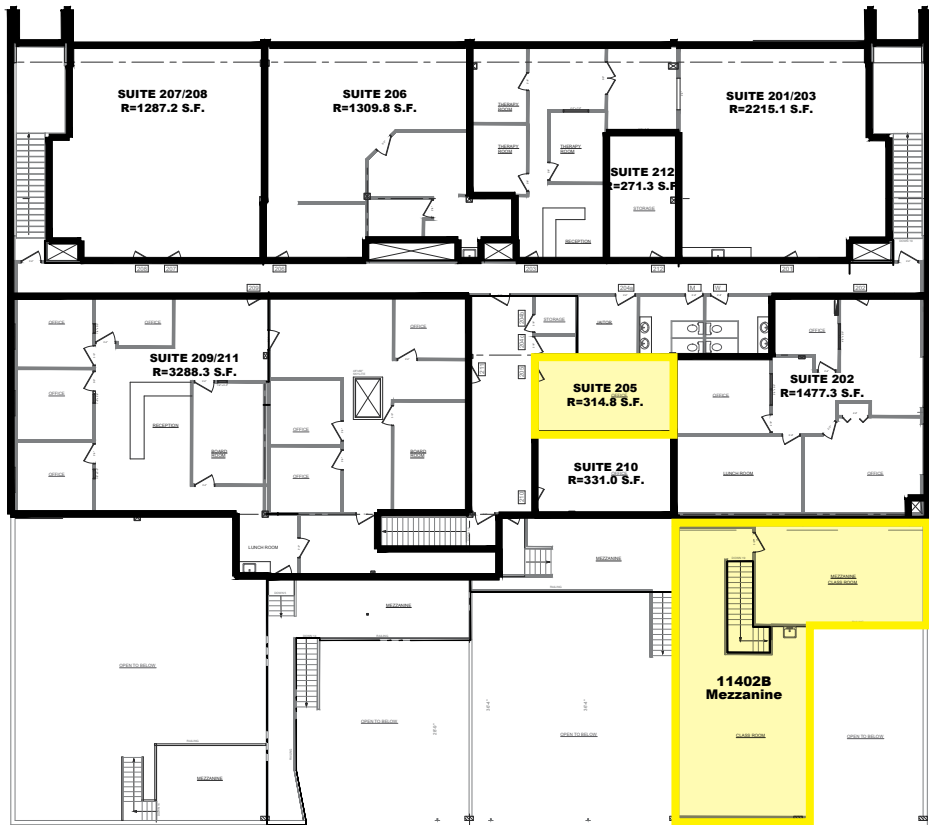
### Highlights

- 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

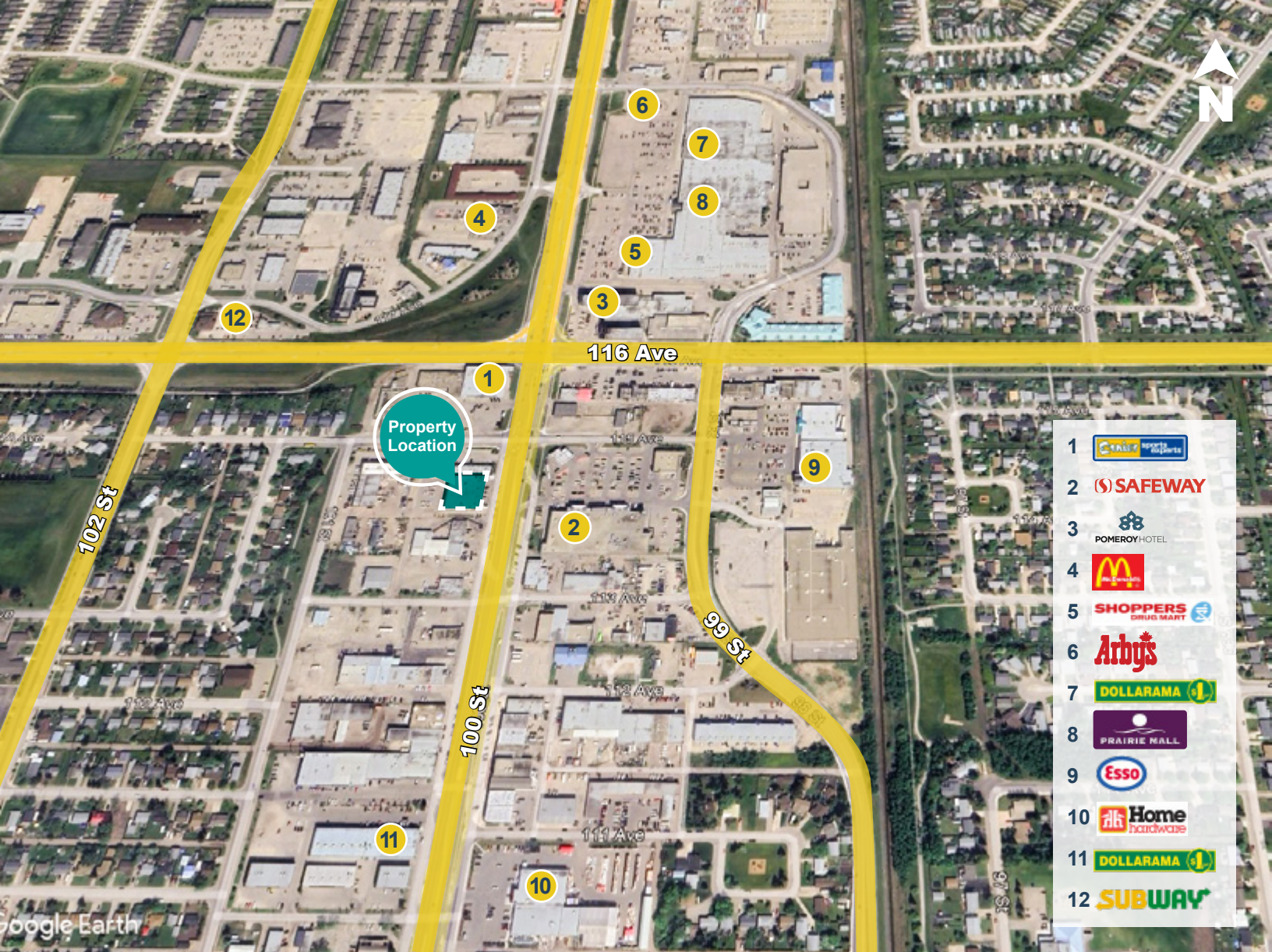


For Lease

11402 - 100 Street | Grande Prairie, AB







# Thank you for your interest!

For More Info.

**Shane Olin**

Managing Broker

☎ 403.313.5305

✉ [solin@blackstonecommercial.com](mailto:solin@blackstonecommercial.com)

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

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