

# For Lease

11402 - 100 Street | Grande Prairie, AB

**Bonus Mezzanine Available  
on Some Units**



## 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  
[blackstonecommercial.com](http://blackstonecommercial.com)

## The Aurora Building

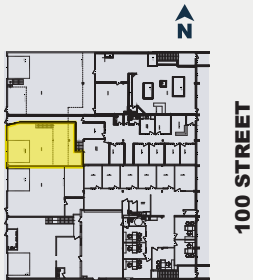
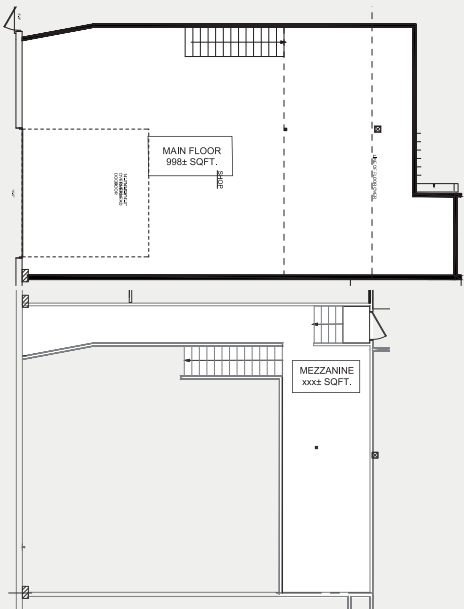
### Property Details

Size Available:	Unit 11402B: 2,873 SF <i>plus 467 SF mezzanine</i>
	Unit 11406B: 998 SF <i>plus xxx SF mezzanine</i>
	Unit 205: 315 SF
	Unit 209/211: 2,487 SF
Availability:	Immediately
Net Rate:	Mainfloor / Mezzanine: \$12.00 PSF
	Mezzanine: \$0 PSF
Op Costs:	Second Floor Office: \$10.00 PSF
	Mainfloor: \$7.61 PSF (Est. 2026)
Zoning:	Second Floor Office: \$9.02 PSF (Est. 2026)
	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

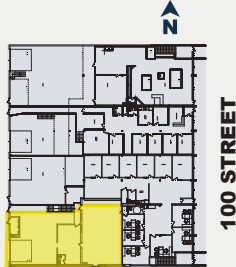
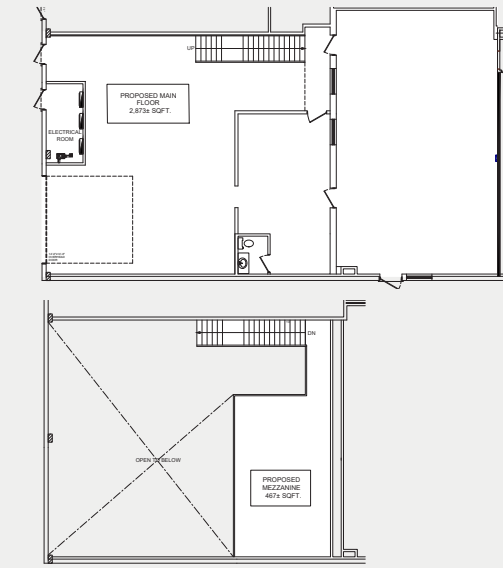
MAIN FLOOR

- Unit 11406B | 998 SF plus bonus mezzanine
- 14' Overhead Door
- West-Facing



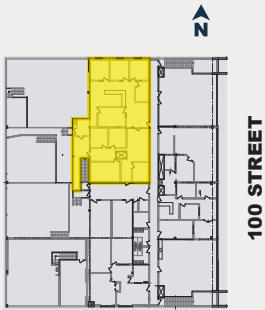
MAIN FLOOR

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



2nd  
FLOOR

- Unit 209/211 | 2,487 SF
- 9 Offices plus Kitchen & Reception
- Will Build-to-Suit
- North-Facing



2nd  
FLOOR

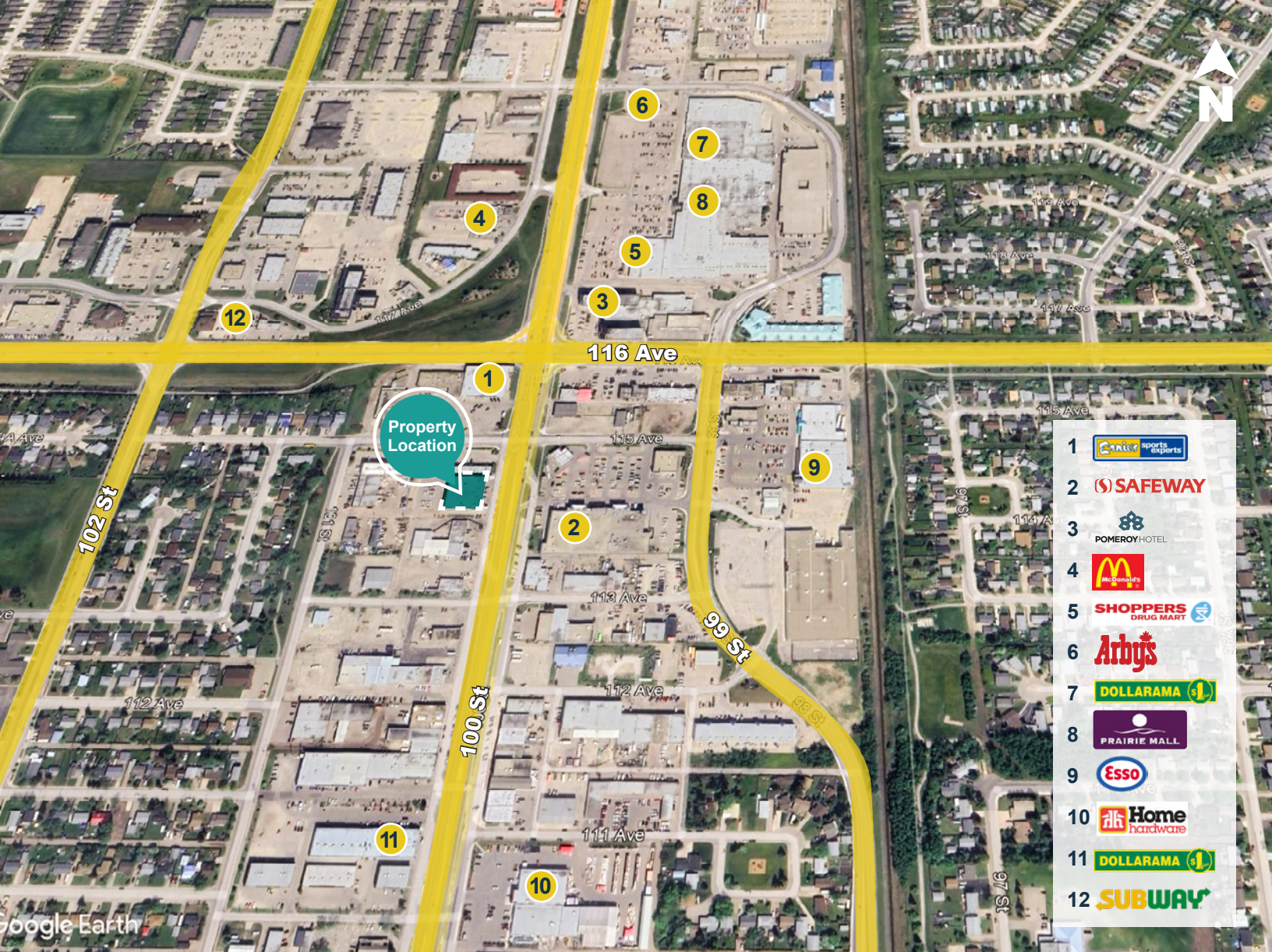
- Unit 205 | 315 SF
- Interior Office











# Thank you for your interest!

For More Info.

**Bobbi Dawson** (Agent of Re/Max)

Broker

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**Shane Olin**

Principal

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