

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



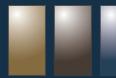
PARKING
Paved Front
& Back



YEAR BUILT
2004



TRAFFIC COUNT
27,750 VPD | 116 Avenue
27,510 VPD | 100 Street

 **Blackstone**
Commercial Real Estate Services Inc.

Unit A210, 9705 Horton Road SW,
Calgary, Alberta, T2V 2X5

P (403) 214-2344

blackstonecommercial.com

The Aurora Building

Property Details

Unit 11402B: 2,873 SF plus 467 SF mezzanine

Unit 11406B: 998 SF plus xxx SF mezzanine

Unit 205: 315 SF

Unit 209/211: 2,487 SF

Availability: Immediately

Mainfloor / Mezzanine: \$12.00 PSF

Mezzanine: \$0 PSF

Second Floor Office: \$10.00 PSF

Op Costs: **Mainfloor:** \$7.61 PSF (Est. 2026)
Second Floor Office: \$9.02 PSF (Est. 2026)

Zoning: CA - Arterial Commercial

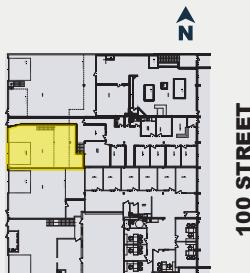
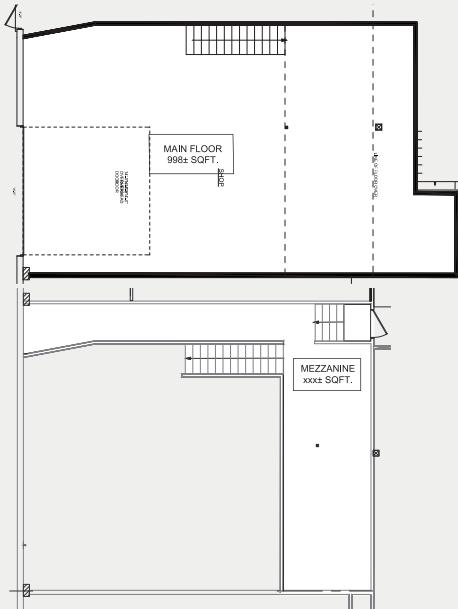
- **Prime location on 100 Street**, one of Grande Prairie's busiest corridors
- **Directly across from Safeway** – strong anchor for daily traffic
- **Excellent visibility & exposure** to high vehicle and pedestrian traffic
- **Pylon signage available** for added brand visibility
- **Versatile space** suitable for retail, office, or light industrial uses
- **Landlord open to tenant improvements** – space can be tailored to your needs

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MAIN FLOOR

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



100 STREET

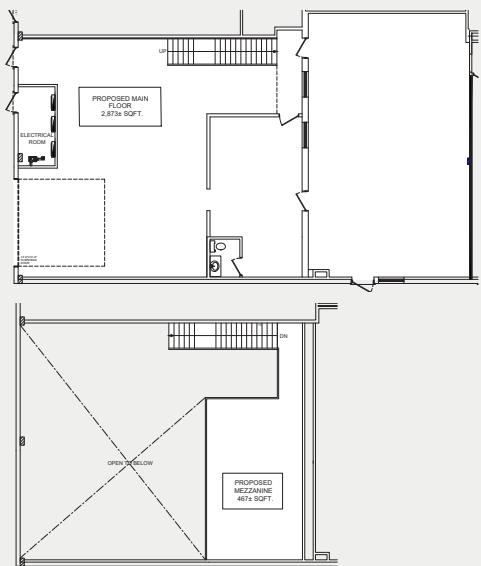


MAIN FLOOR

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



100 STREET

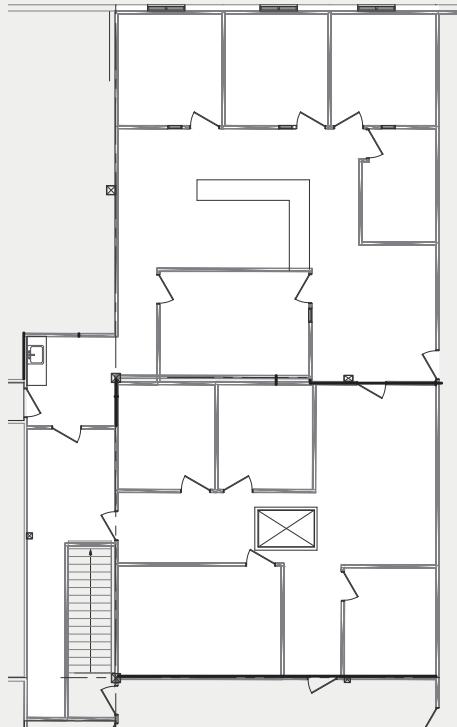
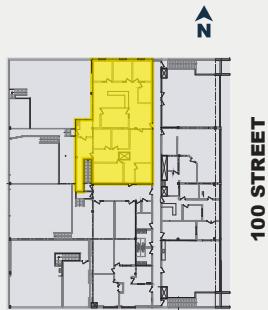


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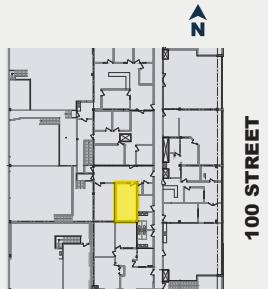
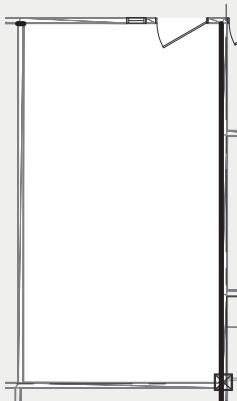
2nd
FLOOR

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



2nd
FLOOR

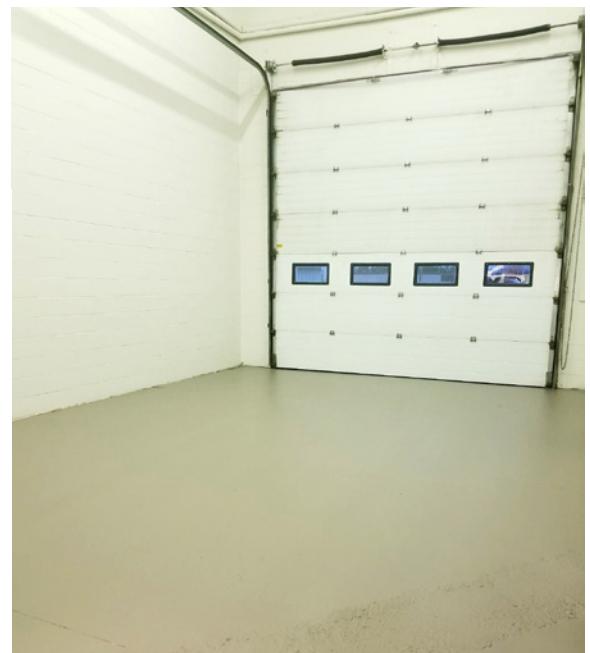
- Unit 205 | 315 SF
- Interior Office



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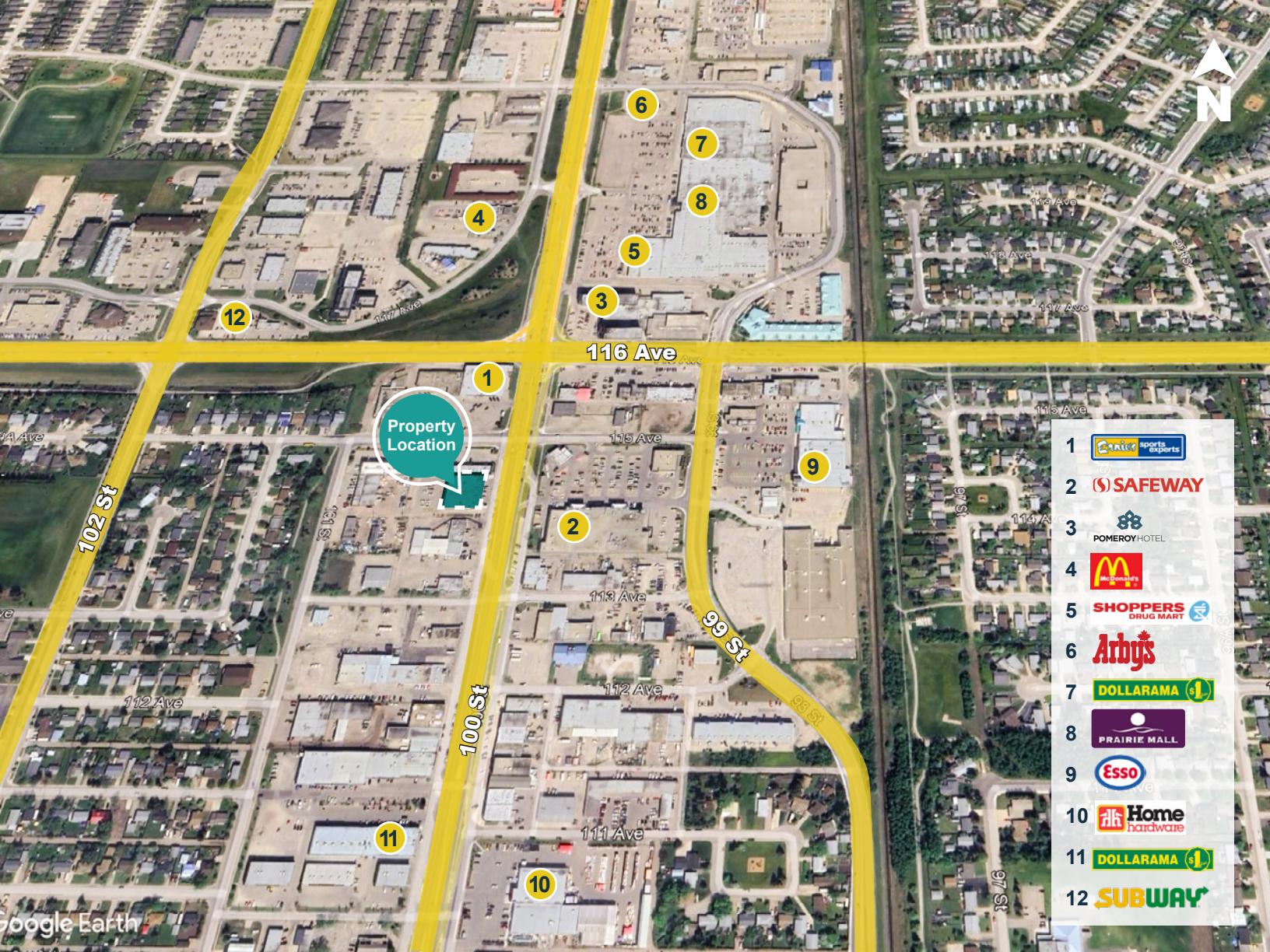
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Northgate Safeway



Blackstone

www.BlackstoneCommercial.com



Thank you for your interest!

For More Info.

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