

# For Lease

11402 - 100 Street | Grande Prairie, AB

**Free 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 A210, 9705 Horton Road SW,  
Calgary, Alberta, T2V 2X5  
P (403) 214-2344  
[blackstonecommercial.com](http://blackstonecommercial.com)

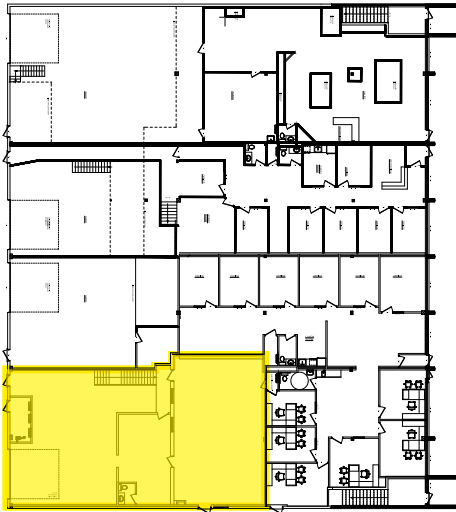
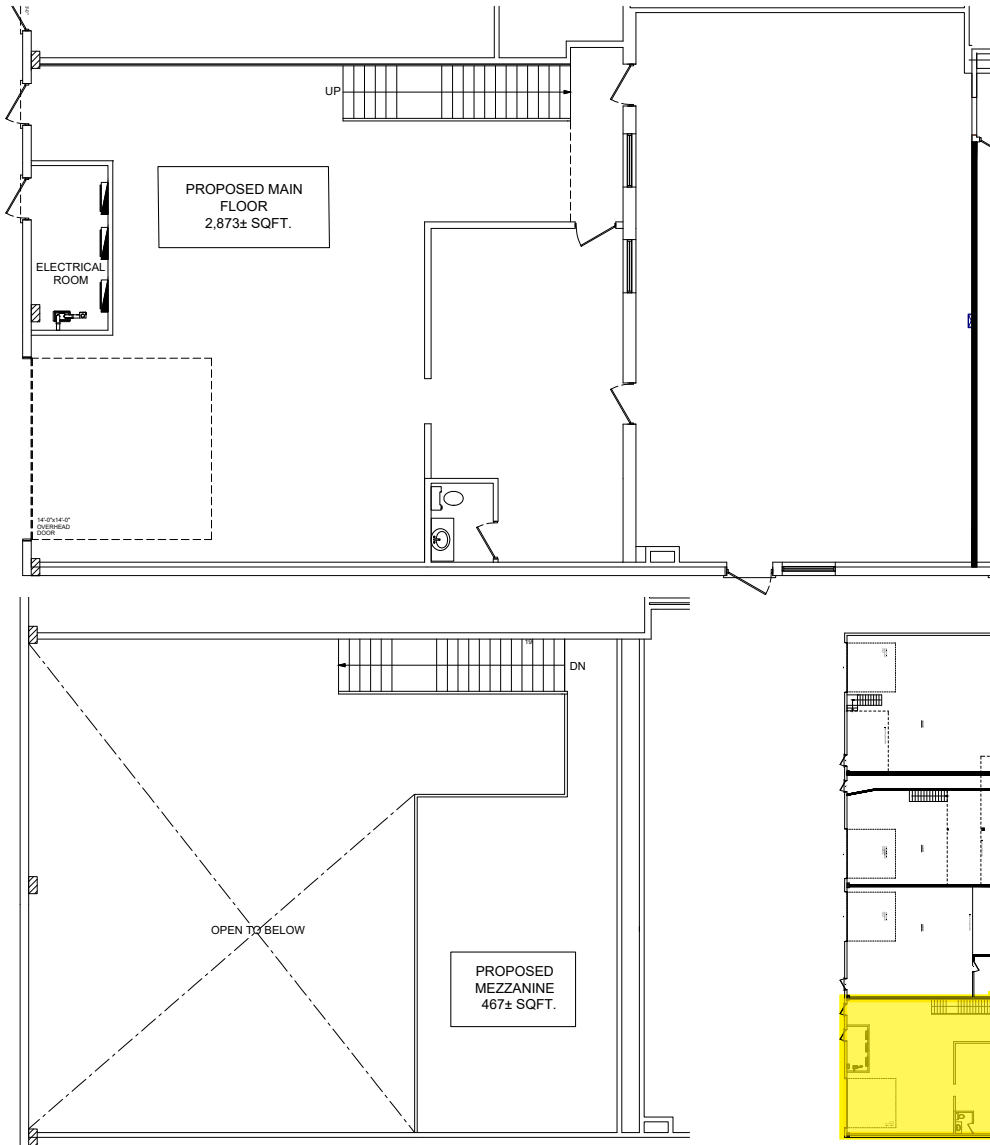
## The Aurora Building

### Property Details

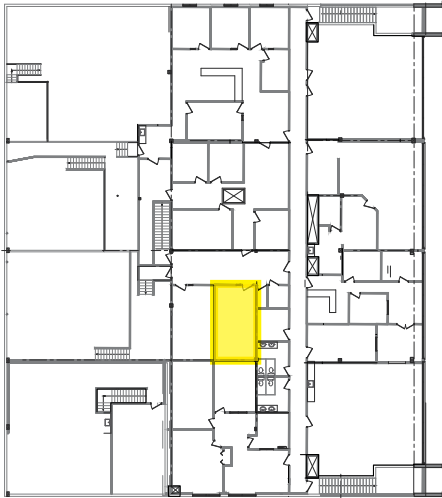
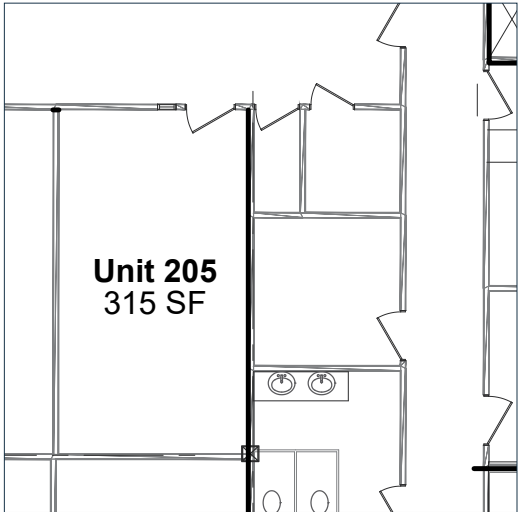
Size Available:	Unit 11402B: 2,873 SF plus 467 SF mezzanine
	Unit 205: 315 SF
Availability:	Immediately
Net Rate:	Unit 11402B: \$14.00 PSF Mezzanine: \$ 0.00 PSF
	Unit 205: \$500/month Gross Rent
Op Costs:	Unit 11402B: \$7.61 PSF (Est. 2026)
	Unit 205: \$9.02 PSF (Est. 2026)
Zoning:	CA - Arterial Commercial

- 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

# 11402B Floor Plan



# 205 Floor Plan

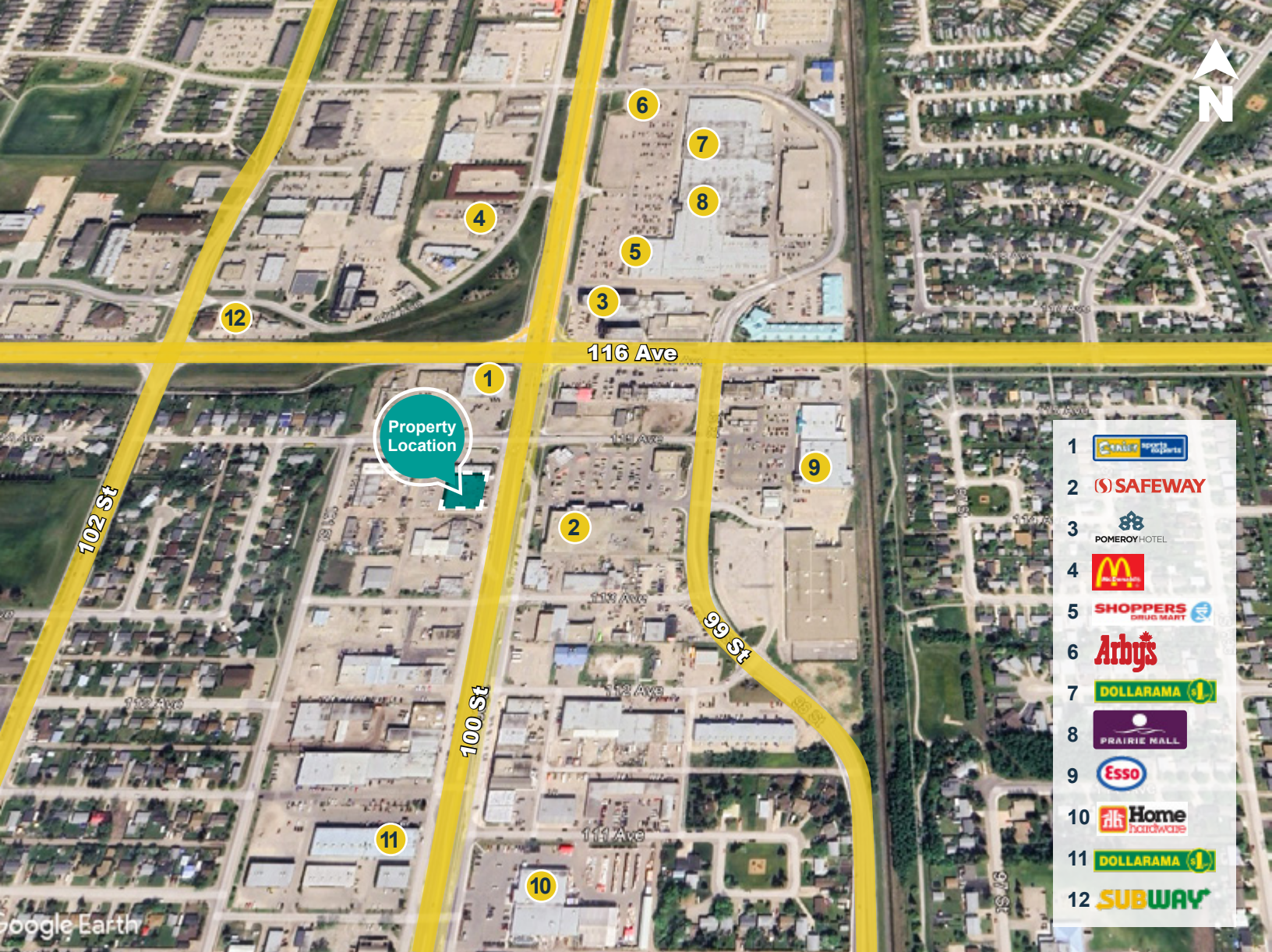


100 STREET









# Thank you for your interest!

For More Info.

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Broker

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Principal

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