

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 301, 255 17 Avenue SW,
Calgary, Alberta, T2S 0A4
P (403) 214-2344
blackstonecommercial.com

The Aurora Building

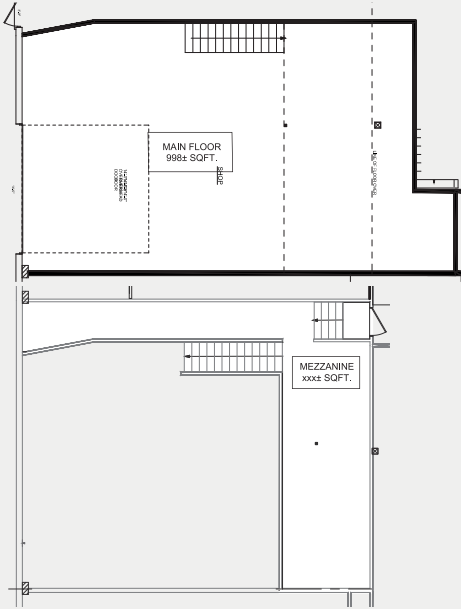
Property Details

Size Available:	Unit 11402B: 2,873 SF <i>plus 467 SF mezzanine</i> Unit 11406B: 1,230.3 SF <i>plus bonus mezzanine</i> Unit 209/211: 3,288 SF
Availability:	Immediately
Net Rate:	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

MAIN FLOOR

- Unit 11406B | 1,230.3 SF plus bonus mezzanine
- 14' Overhead Door
- West-Facing

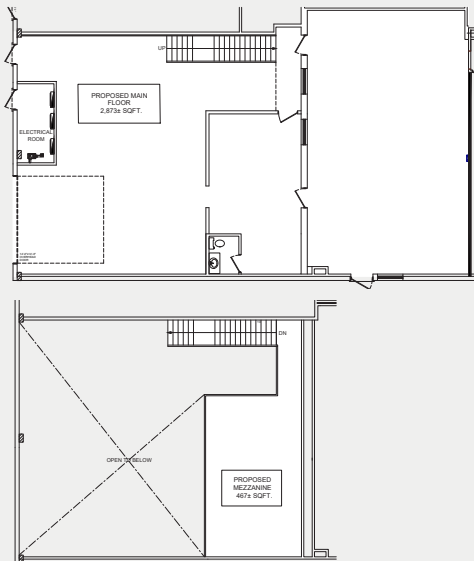


100 STREET

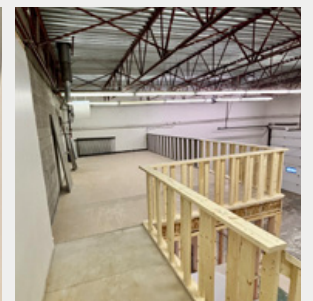
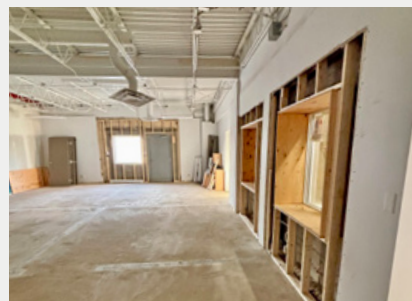


MAIN FLOOR

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

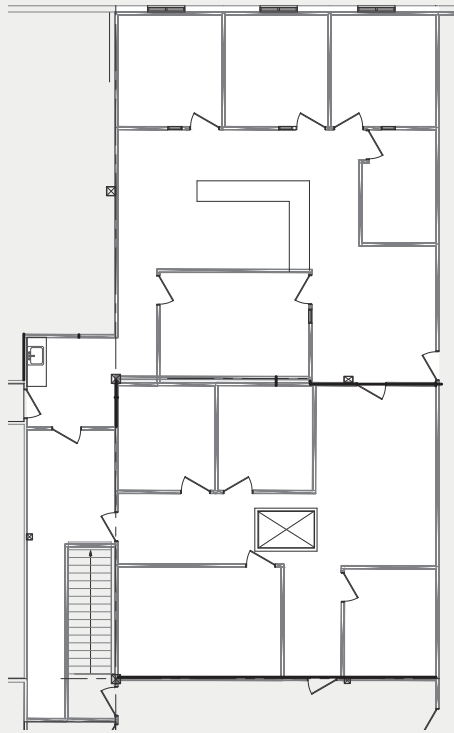
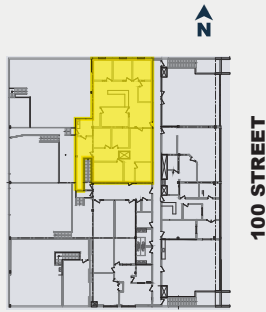


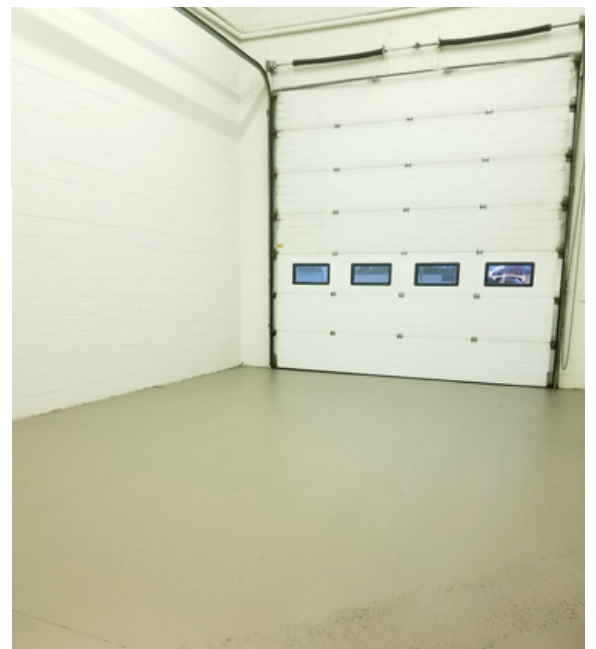
100 STREET



2nd
FLOOR

- Unit 209/211 | 3,288 SF
- 9 Offices plus Kitchen & Reception
- Will Build-to-Suit
- North-Facing







Thank you for your interest!

For More Info.

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Broker

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Shane Olin

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