FOR SALE

AURORA PLAZA

11402 - 100 Street | Grande Prairie, AB



10.03%	$320,831
CAP RATE*	NOI*

*at 100% Occupancy

ASKING **$3,200,000**

Blackstone
Commercial Real Estate Services Inc.



Property Highlights

Aurora Plaza is a 26,888 SF multi-tenant retail and office property in Grande Prairie, ideally located on 100 Street. The plaza offers a diversified tenant mix that includes restaurant, financial and professional services, with long-term leases extending through 2035.

Currently 88% leased, Aurora Plaza has approximately 3,188 SF of vacant space and immediate potential to increase rental income through leasing. The property also offers a stable operating history and further opportunity for rental growth.

National & Regional Tenants

88%	26,888 SF	2004	CA	46 Surface
Occupancy	GLA Area	Year Built	Zoning	Parking

Property Specifications

Asking:	$3,200,000
Building Size	26,888 SF Total Mainfloor: 16,495 SF Second Floor: 10,393 SF
Land	0.95± Acres or 41,385± SF
Property Taxes	$72,682.33 (2025)
Year Built	2004
Construction	Reinforced Concrete
Zoning	CA – Arterial Commercial District
Community	Grande Prairie: Avondale
Parking	46 Surface Stalls | Paved Front & Back





$3,200,000
ASKING PRICE

88%
OCCUPANCY

8.27%
CURRENT CAP

$264,692
CURRENT NOI

Vacancy Summary

2. VACANCY SUMMARY & NOI BRIDGE							
Suite	**Tenant**	**Sq. Ft.**	**Net Rental Rate**	**Net Income**	**Op. Costs PSF**	**Vacancy Recoveries**	**Notes / Comments**
11402B	Vacant (Main Floor)	3,188	$10.00	$31,880	$7.61	$24,260	Prospective vacancy
Total Prospective Vacancy		**3,188**	**$10.00**	**$31,880**	**$7.61**	**$24,260**	
Total Property Rentable Area (Sq. Ft.)			26,888				
Vacancy Rate (%)			11.86%				
Current Gross Operating Income				**$464,424**			
Total Operating Expenses				$221,243			
Budgeted Management & Admin Fee				$21,510			
Current Net Operating Income (NOI)				**$264,692**			
Prospective Vacancy Rental Income				$31,880			
Prospective Vacancy Recoveries				$24,260			
Projected Net Operating Income (NOI)				**$320,832**			

3. VALUATION, FINANCING & INVESTMENT YIELDS	
PROPERTY VALUATION & PRICING METRICS	
Property Value / Purchase Price	**$3,200,000**
Price Per Square Foot ($/SF)	$119.01
Current NOI Cap Rate (%)	**8.27%**
Projected NOI Cap Rate (%)	**10.03%**
Acquisition & Closing Costs	$0
Initial Equity Required	**$1,000,000**
Loan-to-Value (LTV %)	**68.75%**

Projected Income Summary

Aurora Plaza offers investors a combination of stable income and leasing upside. The existing vacancy provides an opportunity to enhance net operating income through lease-up, while future rent escalations and lease renewals create potential for growth in revenue. The property's tenant base and average lease term help mitigate income risk and support long-term investment.

AT 100% OCCUPANCY:

10.03%
CAP RATE

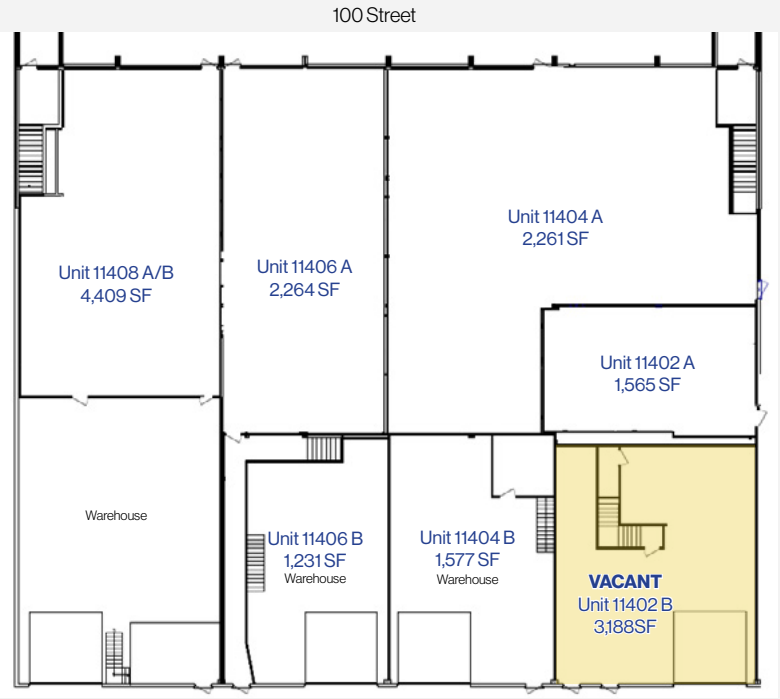
$320,831
NOI PER YEAR

16.25%
CASH ON CASH RETURN
($1,000,000 CASH PUT IN)

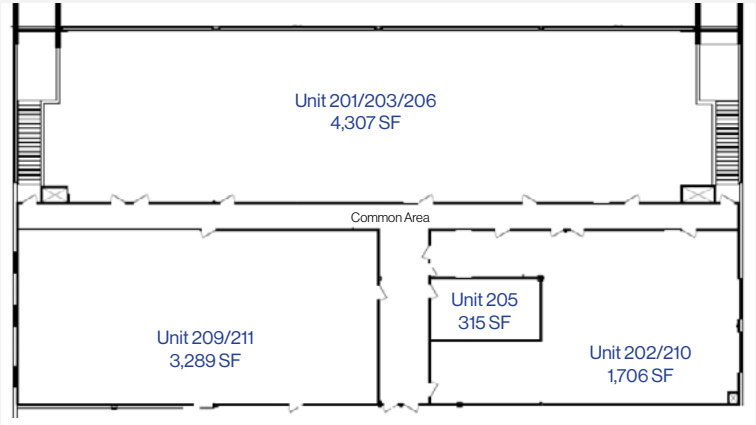
$162,630
CASH FLOW

Plans

MAIN FLOOR

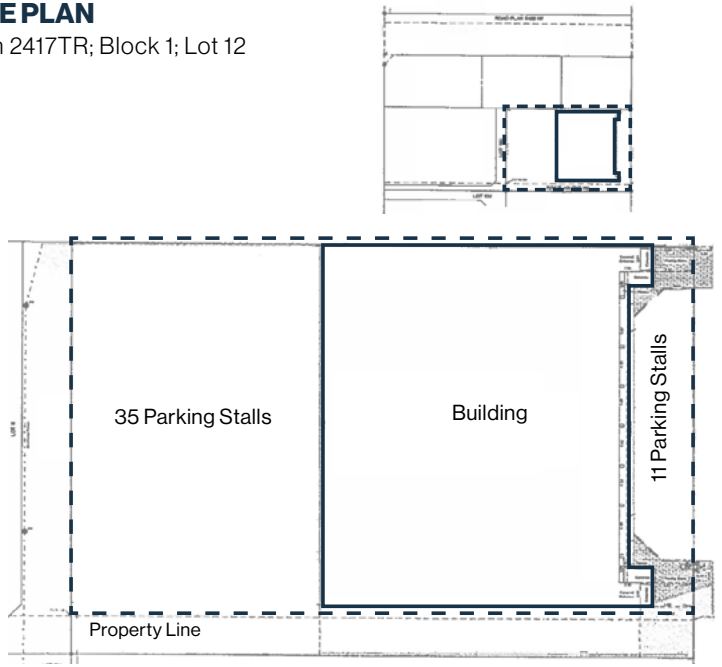


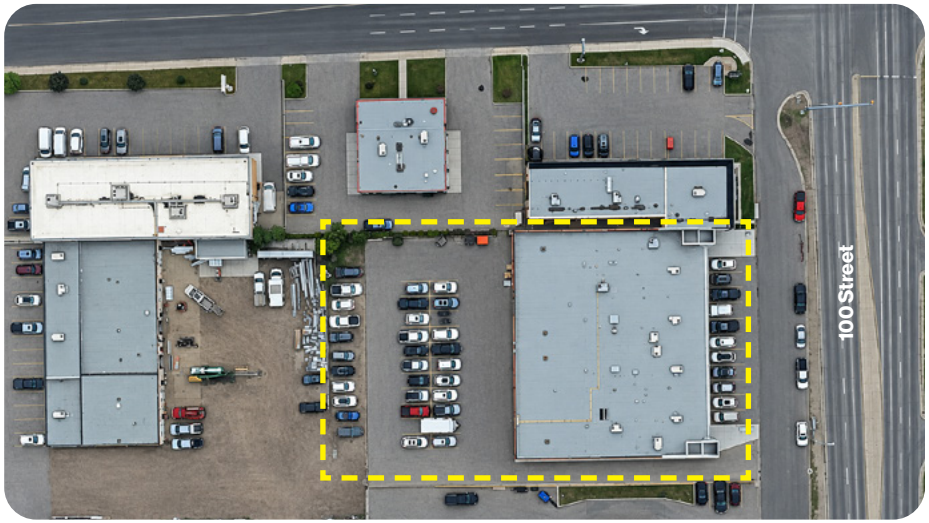
SECOND FLOOR



SITE PLAN

Plan 2417TR; Block 1; Lot 12



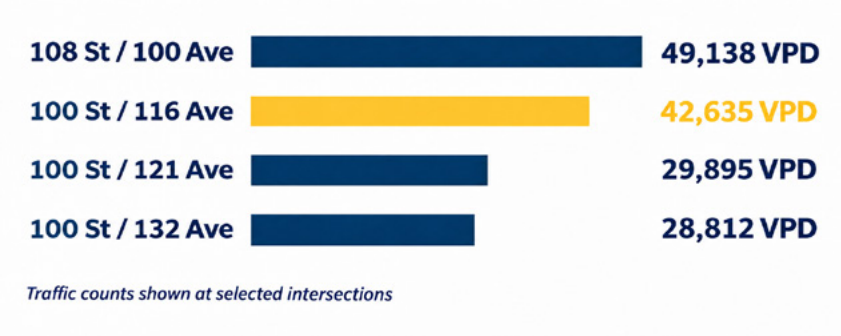


Location



- Established commercial corridor with strong surrounding retail and service uses.
- Excellent visibility, signage opportunities and convenient access along 100 Street.
- Surrounded by national retailers, restaurants, financial institutions and professional services.
- Serves a large and growing residential population within a short drive.
- Strong regional draw from Northwestern Alberta and Northeastern British Columbia.

Traffic Volumes/Day



Traffic counts shown at selected intersections

Demographics & Growth

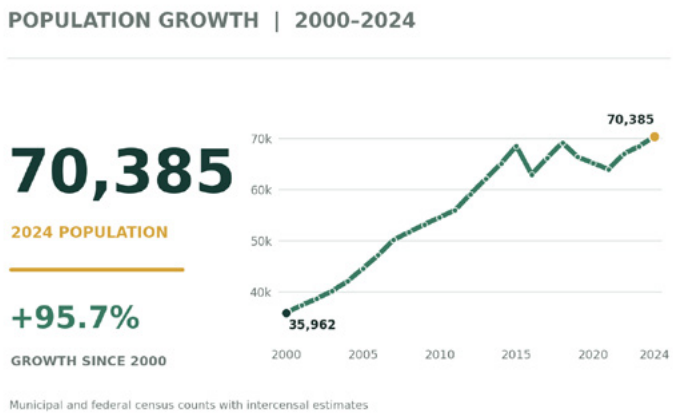
Grande Prairie is the commercial, healthcare, education and service hub for Northwestern Alberta and Northeastern British Columbia. A young and growing population, above-average household incomes and a diversified regional economy support long-term demand for retail and commercial real estate.

Current Population

Measure	Population / Value	Year
Grande Prairie municipal census	70,385	2024
Alberta provincial population estimate	71,160	2025
City building permit value	$220.7 million	2025

Historic Population Growth

The city recorded 35,962 residents in 2000 and 70,385 in 2024. Growth over the 24-year period averaged approximately 2.8% annually.



POPULATION (CITY)
70,385 Residents

MEDIAN HOUSEHOLD INCOME
$120,000

AVERAGE AGE
35 Years

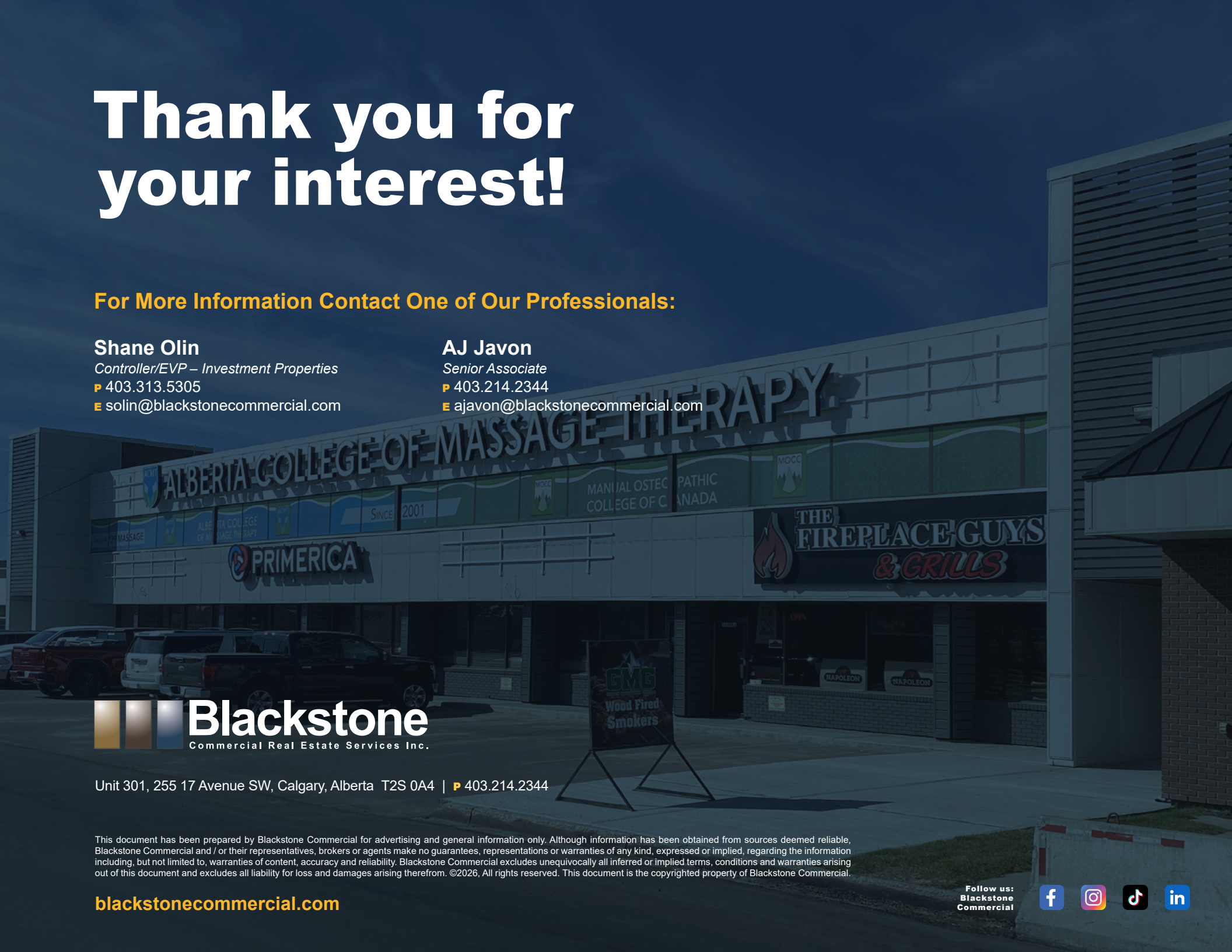
TRAFFIC COUNT
42,635 VPD
100th St & 116th Ave

Thank you for your interest!

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