

FOR SALE

AURORA PLAZA

11402 - 100 Street | Grande Prairie, AB

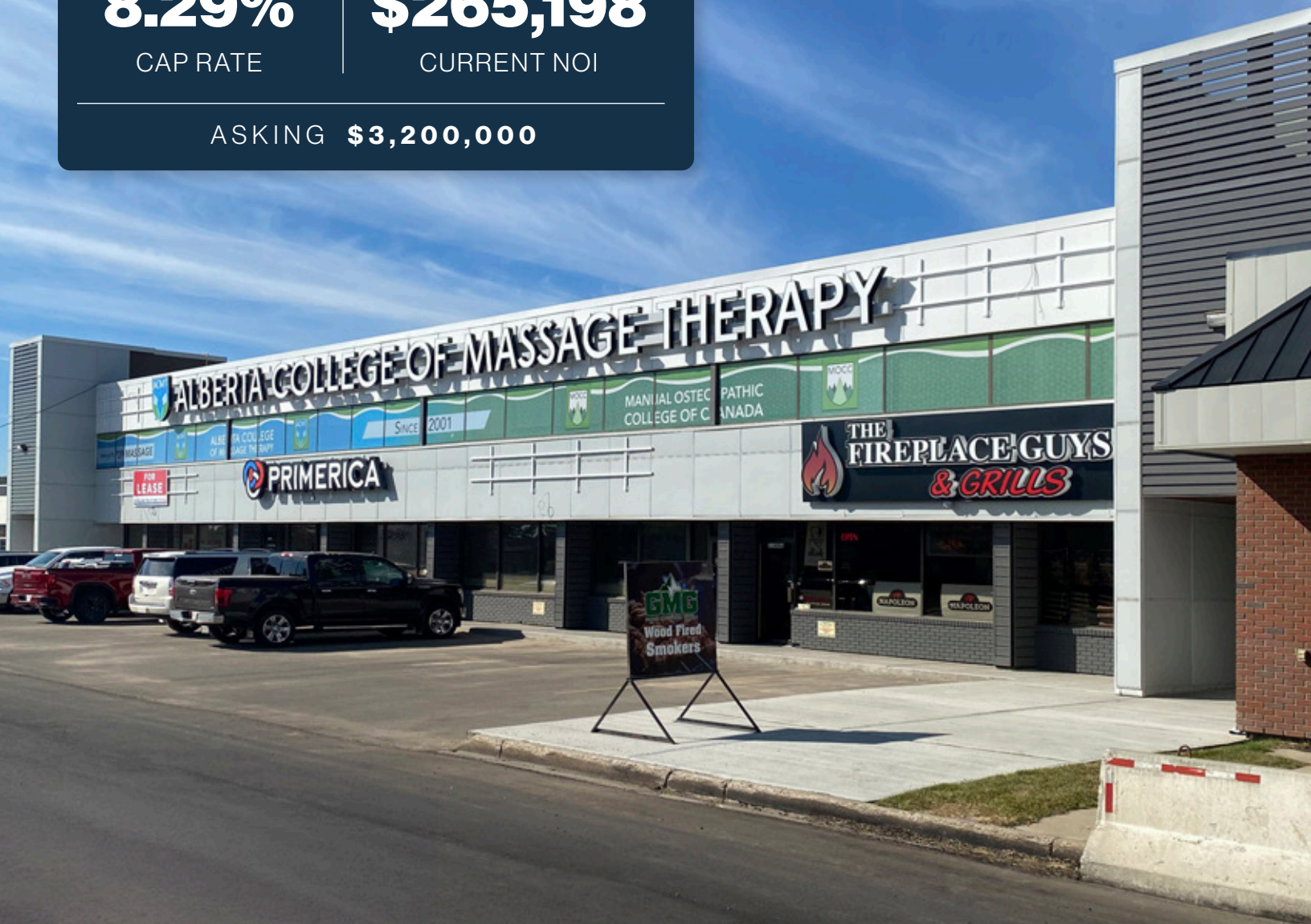
8.29%

CAP RATE

\$265,198

CURRENT NOI

ASKING **\$3,200,000**



INVESTMENT HIGHLIGHTS

AURORA PLAZA
11402 - 100 Street | Grande Prairie, AB



PROPERTY AT A GLANCE

Building Size	26,888 SF Total
	Mainfloor: 16,495 SF
	Second Floor: 10,393 SF
Land	0.95± Acres or 41,385± SF
Asking Price	\$3,200,000
Current NOI	\$265,198
Cap Rate	8.29%
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

INVESTMENT HIGHLIGHTS

AURORA PLAZA
11402 - 100 Street | Grande Prairie, AB



- 26,888 SF multi-tenant retail and office property
- Located on 100 Street, one of Grande Prairie's primary commercial corridors
- 87% occupied with immediate upside from leasing approximately 3,188 SF of vacant space
- Diversified tenants mix across retail, office, restaurant, financial, and professional services
- Long-term leases extending through 2035
- Stable operating history with opportunities for rental growth upon renewals and lease-up



Value-Add Opportunity

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.

Vacancy Summary

Suite	Tenant	Sq. Ft.	Net Rental Rate	Net Income
Prospective Vacancy Rental Income				
11402B	Vacant (Main Floor)	3,188	\$ 10.00	\$ 31,880
Total		3,188		\$ 31,880
Vacancy Recoveries				
11402B	Vacant (Main Floor)	3,188	\$ 7.61	\$ 24,260
Total		3,188		\$ 24,260
Vacancy %		11.86%		
Gross Operating Income				
	Total Operating Expenses (Main Floor)	26,888	\$ (7.05)	\$ (189,561)
	Total Operating Expenses (2nd Floor)	10,393	\$ (0.88)	\$ (9,100)
	Budgeted Admin Fee 2026			\$ 13,139
	Budgeted Reserve Fee 2026			\$ -
	Current Net Operating Income	26,888		\$ 265,198
	Prospective Vacancy Rental Income			\$ 31,880
	Vacancy Recoveries			\$ 24,260
	Projected Net Operating Income	26,888		\$ 321,338

Income Summary

Property Value	\$ 3,200,000
Current NOI Cap Rate:	8.29%
Projected NOI Cap Rate:	10.04%
Price Per Square Foot:	\$ 119.01

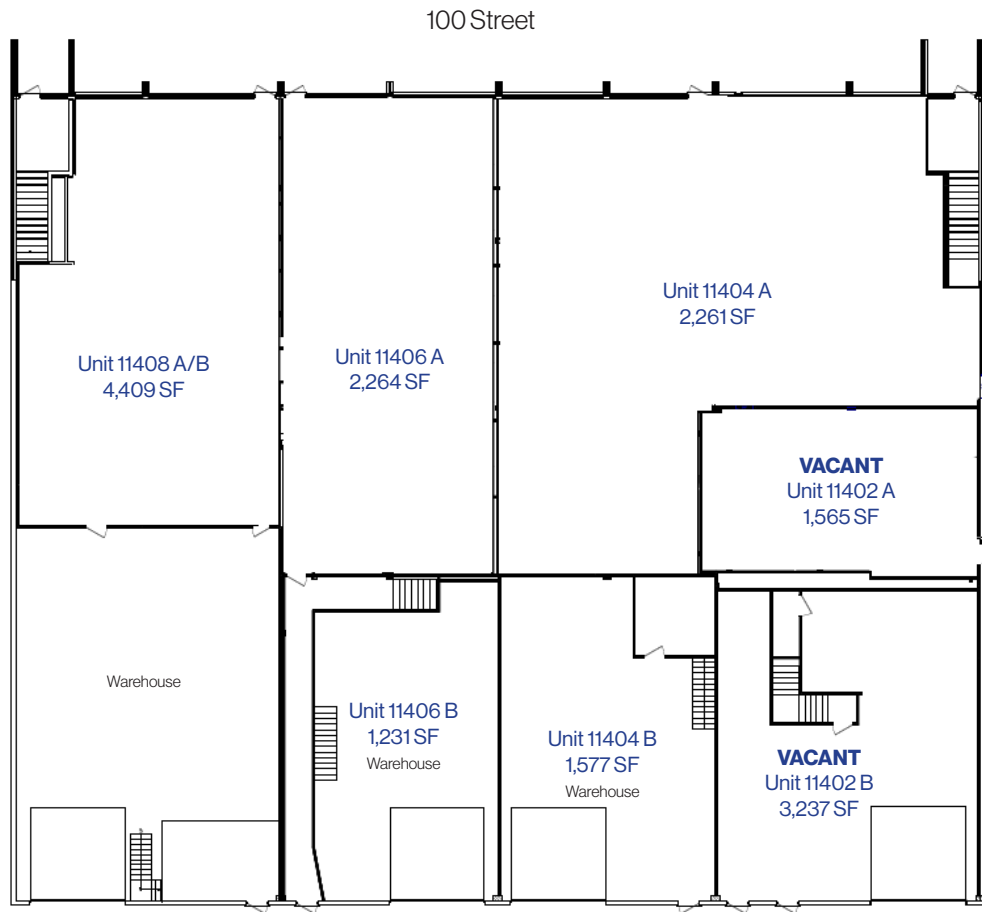
8.29%
CAP RATE

16.31%
PROJECTED ROI

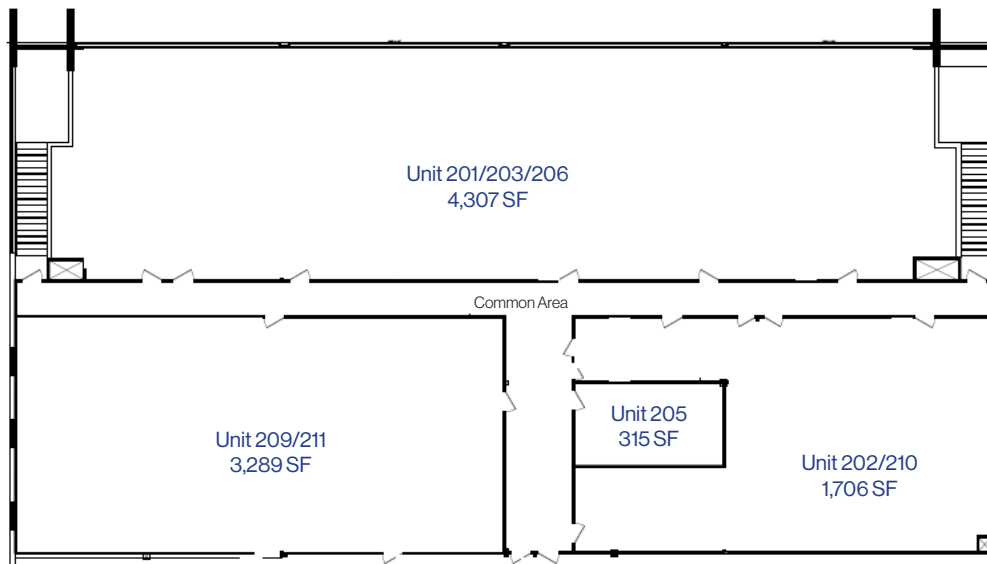
\$119
PRICE / SF

87%
LEASED

MAIN FLOOR

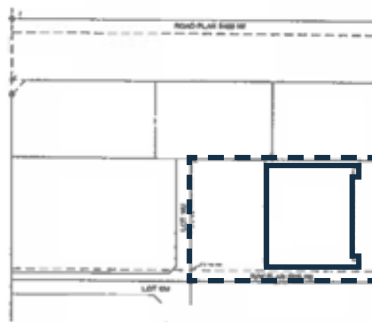


2nd FLOOR

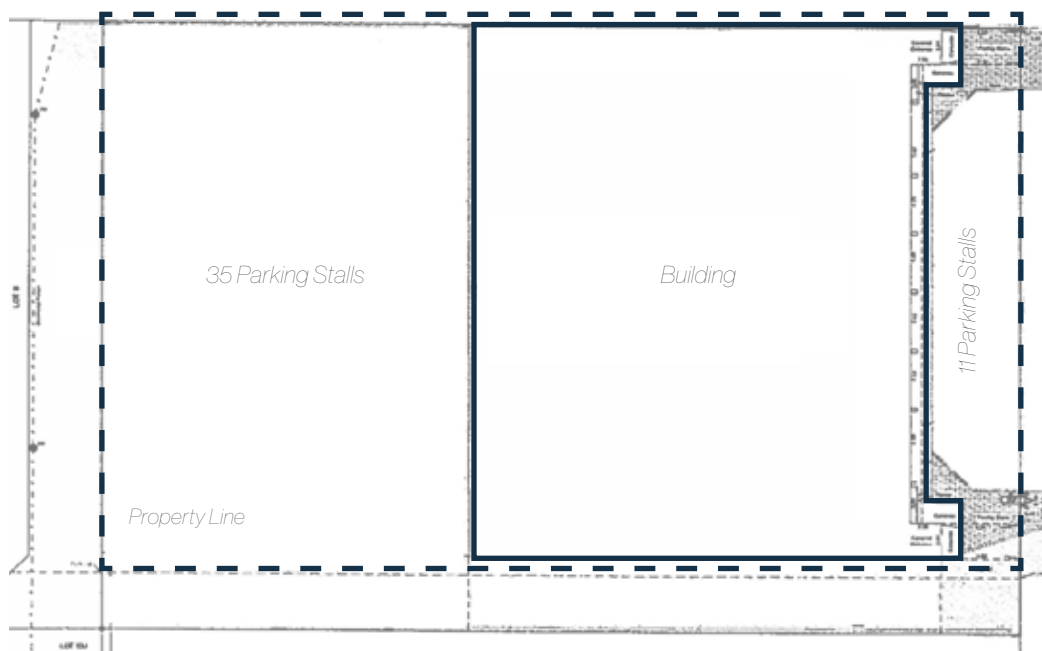


PROPERTY LOCATION

AURORA PLAZA
11402 - 100 Street | Grande Prairie, AB



Plan 2417TR; Block 1; Lot 12



LOCATION & DEMOGRAPHICS

AURORA PLAZA
11402 - 100 Street | Grande Prairie, AB



POPULATION (CITY)
70,385 Residents



AVERAGE AGE
35 Years



MEDIAN HOUSEHOLD INCOME
\$120,000+



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

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.

- 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.

Thank you for your interest!

For More Information Contact One of Our Professionals:

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