

For Sale

AURORA PLAZA

11402 - 100 Street | Grande Prairie, AB



Demographics



NEIGHBORHOOD
Grande Prairie



POPULATION
70,385



AVERAGE AGE
35



MEDIAN HOUSEHOLD
INCOME
\$120,000

Building Details



PARKING
Ample Paved
Front & Back



YEAR BUILT
2004



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



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

Prime Investment Asset

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)

Construction

Reinforced Concrete

Zoning

CA – Arterial Commercial District

Community

Grande Prairie: Avondale

Parking

46 Surface Stalls

For Sale

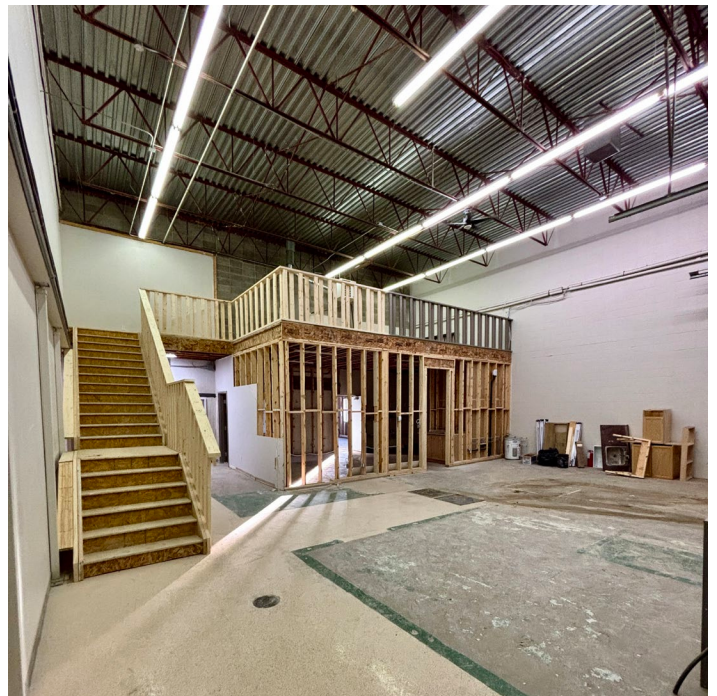
AURORA PLAZA

11402 - 100 Street | Grande Prairie, AB



Highlights

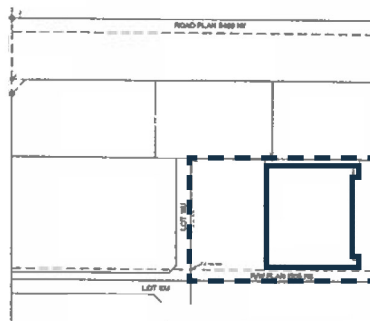
- 26,888 SF multi-tenant retail and office property
- Located on 100 Street, one of Grande Prairie's primary commercial corridors
- 87% occupied with immediate upside from leasing approximately 3,188 SF of vacant space
- Diversified tenants mix across retail, office, restaurant, financial, and professional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



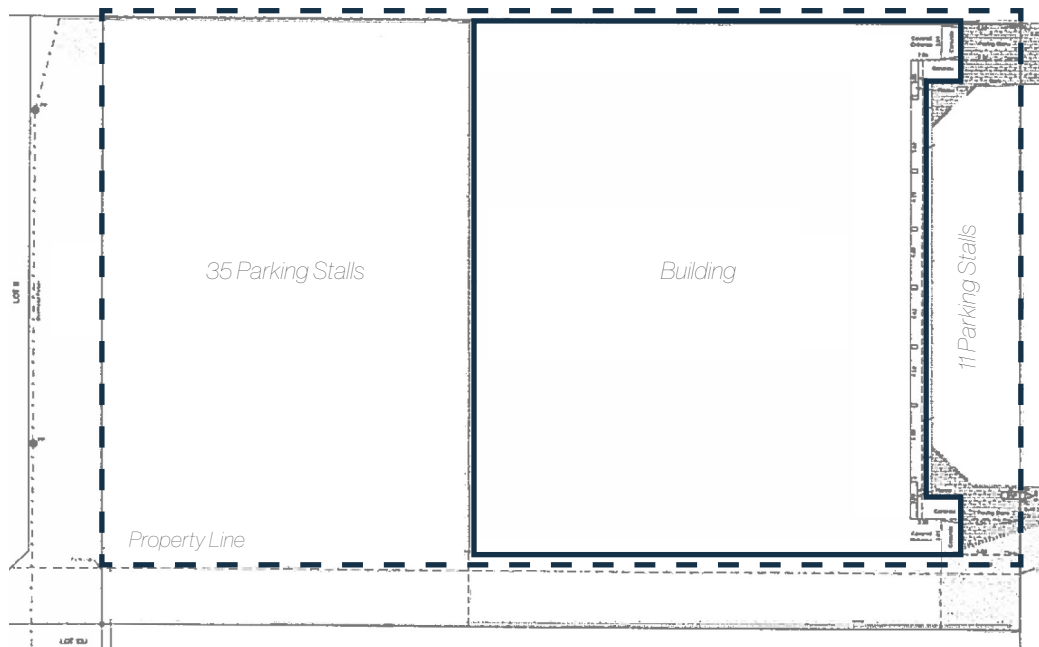
For Sale

AURORA PLAZA

11402 - 100 Street | Grande Prairie, AB



Plan 2417TR; Block 1; Lot 12



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
<u>Prospective Vacancy Rental Income</u>				
11402B	Vacant (Main Floor)	3,188	\$ 10.00	\$ 31,880
Total		3,188		\$ 31,880
<u>Vacancy Recoveries</u>				
11402B	Vacant (Main Floor)	3,188	\$ 7.61	\$ 24,260
Total		3,188		\$ 24,260
Vacancy %		11.86%		
Gross Operating Income				\$ 450,719
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

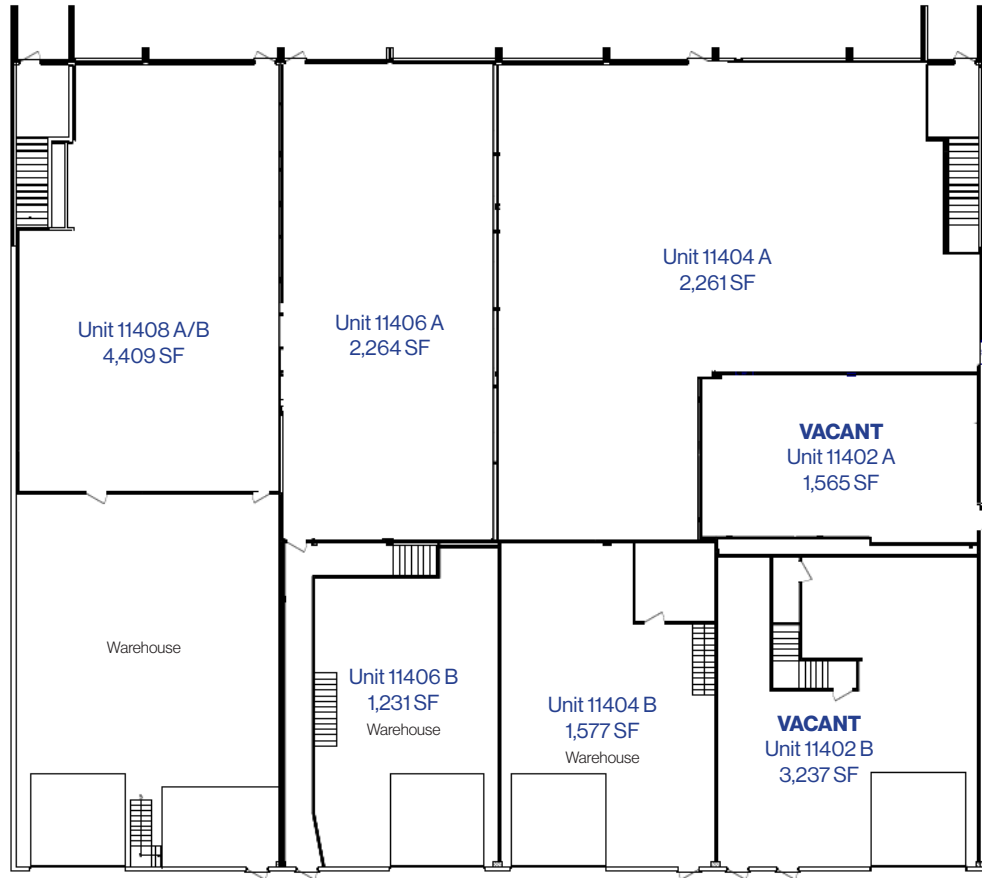
16.31%
PROJECTED ROI

\$119
PRICE / SF

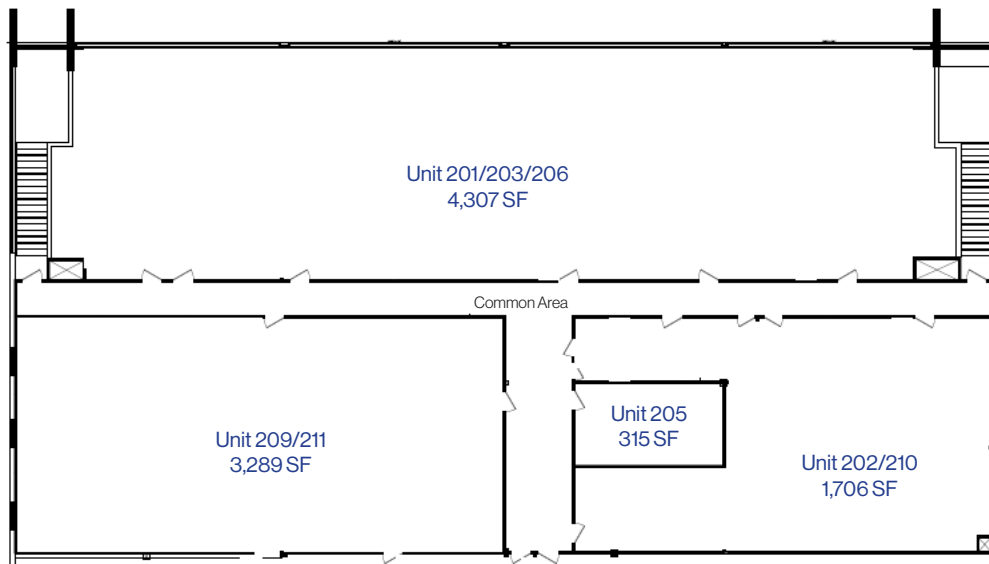
87%
LEASED

100 Street

MAIN FLOOR



2nd FLOOR





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.

LOCATION ADVANTAGES

- 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!

Shane Olin

Controller/EVP – Investment Properties

☎ 403.313.5305

✉ solin@blackstonecommercial.com

AJ Javon

Senior Associate

☎ 403.214.2344

✉ ajavon@blackstonecommercial.com



Unit 301, 255 17 Avenue SW, Calgary, Alberta T2S 0A4 | ☎ 403.214.2344

This document has been prepared by Blackstone Commercial for advertising and general information only. Although information has been obtained from sources deemed reliable, Blackstone Commercial and / or their representatives, brokers or agents make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Blackstone Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. ©2026, All rights reserved. This document is the copyrighted property of Blackstone Commercial.

blackstonecommercial.com

Follow us:
Blackstone
Commercial

