

For Lease

11070 & 11020 100 Avenue | Grande Prairie, AB

Grande Prairie Plaza



Grande Prairie Shopping Hub!

For More Info.

Mahmud Rahman, VP/Associate
P 403.930.8651
E mrahman@blackstonecommercial.com

Randy Wiens, Associate
P 403.930.8649
E rwiens@blackstonecommercial.com

 **Blackstone**
Commercial Real Estate Services

11070 & 11020 100 AVE



Busy Location!

11070 Details

Unit Available: ~~Unit 101 - 1,311 SF~~ **LEASED**
~~Unit 103 - 1,244 SF~~ **LEASED**
Unit 105 - 1,564 SF

Legal: Plan 9720676, Block 5, Lots 2 & 3
Availability: Immediately
Net Rate: Market
Op Costs: \$14.94 PSF
Zoning: CA (Arterial Commercial)

Highlights

- Drive-Thru (11070)
- Right in front of Walmart Supercentre, amazing visibility and traffic
- Located on 100 Avenue with traffic count of 33,000 VPD
- Perfect location for dentist, clinic, restaurant, retail, etc.
- Nearby businesses include: Home Depot, Rona, Starbucks, The Brick, and Planet Fitness

11020 Details

Unit Available: **Unit 101A - 1,328 SF**

Legal: Plan 9720676, Block 5, Lots 2 & 3
Availability: 90-days
Net Rate: Market
Op Costs: \$14.94 PSF
Zoning: CA (Arterial Commercial)

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Site Plan

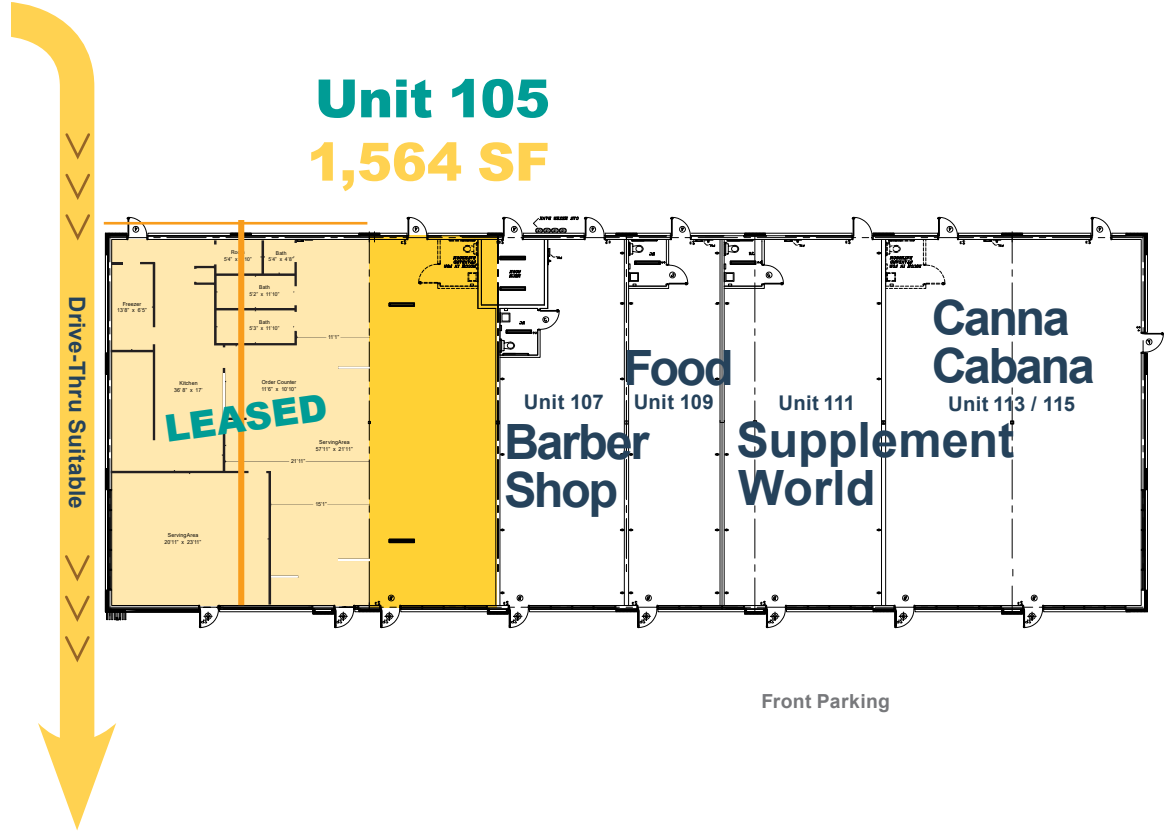
11020 100 AVE

Unit 101A
1,335 SF



11070 100 AVE

Unit 105
1,564 SF



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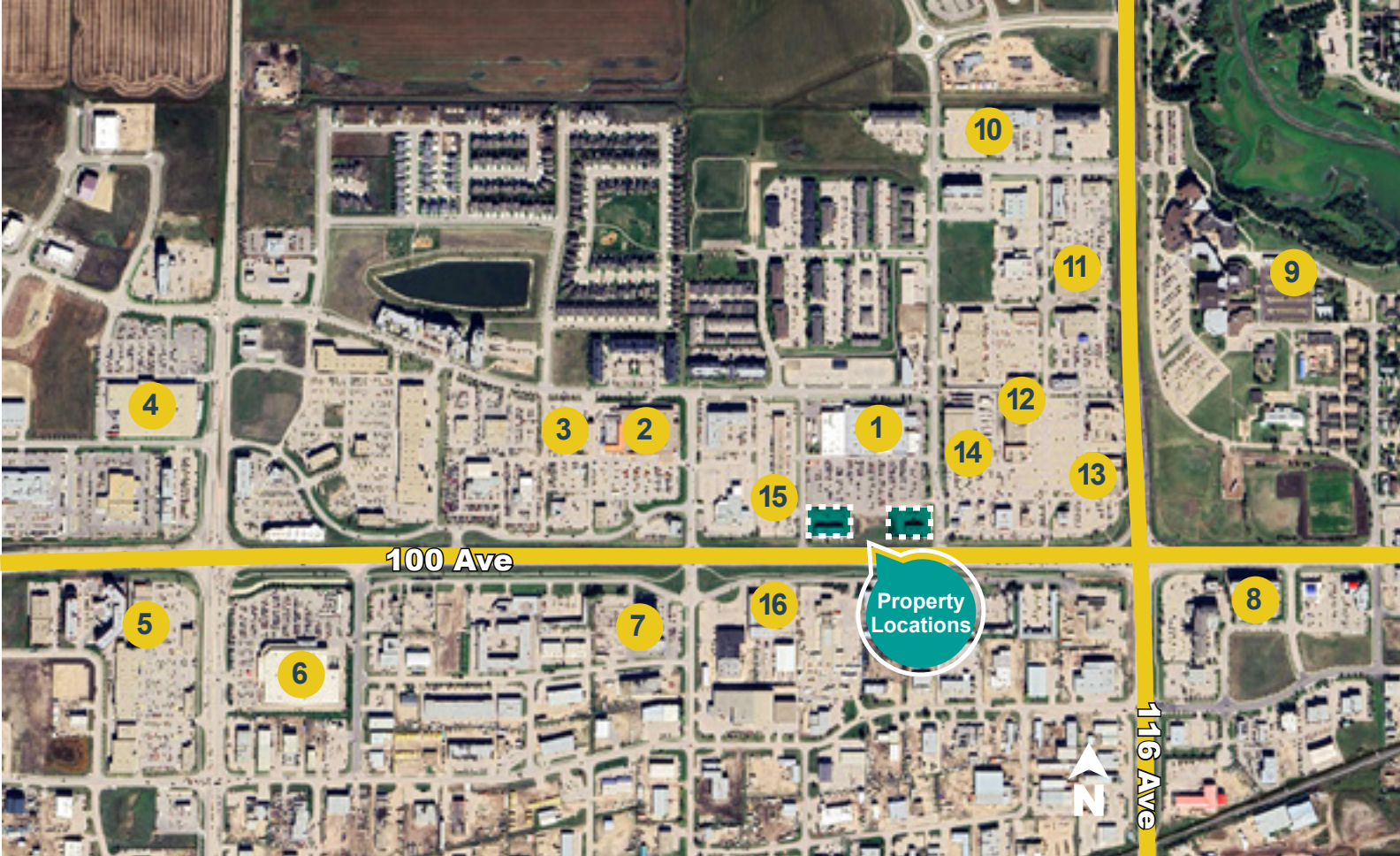
Neighbouring Business



Demographics (within 3 km)

 NEIGHBORHOOD Grande Prairie	 POPULATION 24,227
 MEDIAN AGE 35	 HOUSEHOLD INCOME \$100,262
 TRAFFIC COUNT 33,000 VPD 100 Street & 148 Ave S 27,750 VPD 116 Avenue	





- 1 Walmart
- 2 Home Depot
- 3 The Brick
- 4 Canadian Tire
- 5 Best Buy
- 6 Costco
- 7 Paradise Inn
- 8 Podollan Inn
- 9 NAIT
- 10 Great Northern Casino
- 11 Save-On-Foods
- 12 Cineplex Odeon
- 13 Staples
- 14 RONA
- 15 Planet Fitness
- 16 Home Hardware

Thank you for your interest!

For More Info.

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Randy Wiens

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E rwiens@blackstonecommercial.com

Unit A210, 9705 Horton Road SW, Calgary, Alberta T2V 2X5 | P 403.214.2344

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