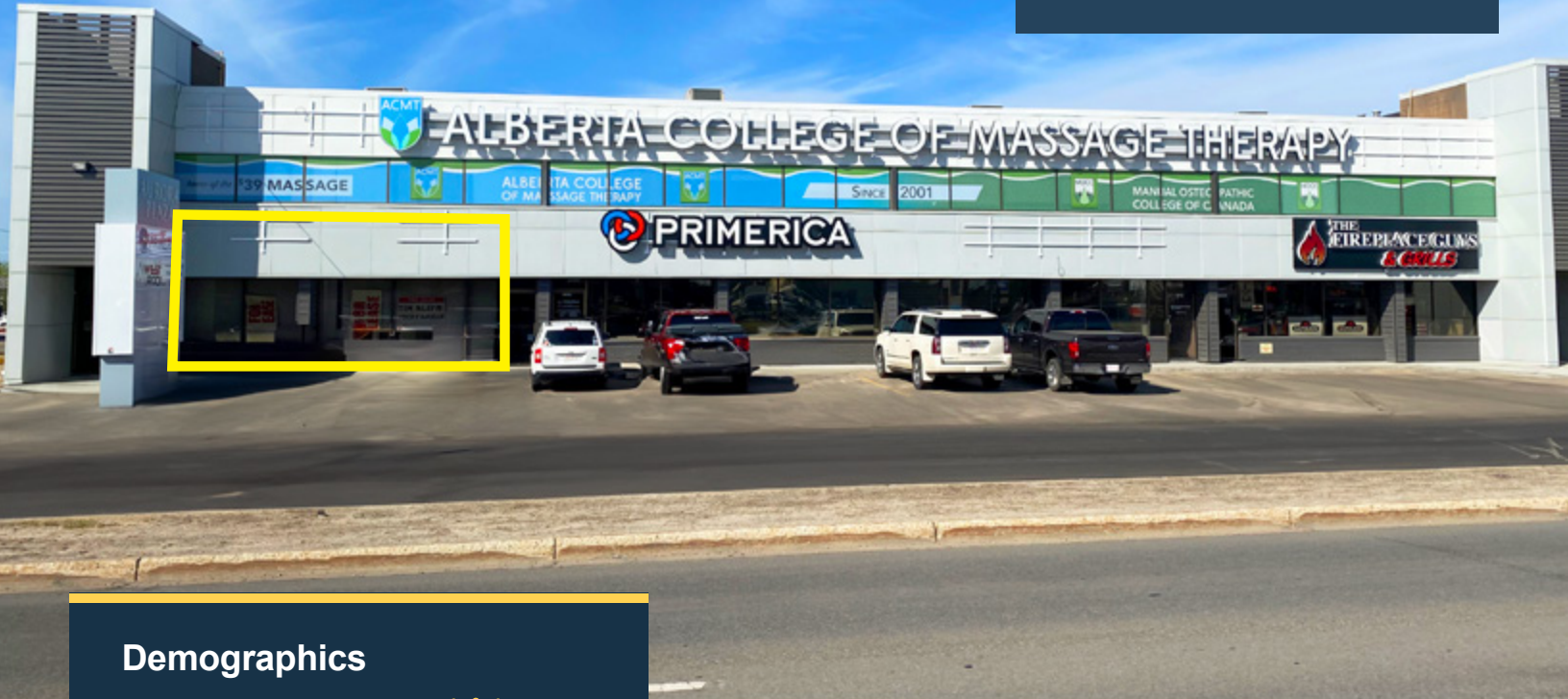


For Lease

11402 - 100 Street | Grande Prairie, AB

Free Mezzanine



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



Unit A210, 9705 Horton Road SW,
Calgary, Alberta, T2V 2X5
P (403) 214-2344

blackstonecommercial.com

The Aurora Building

Property Details

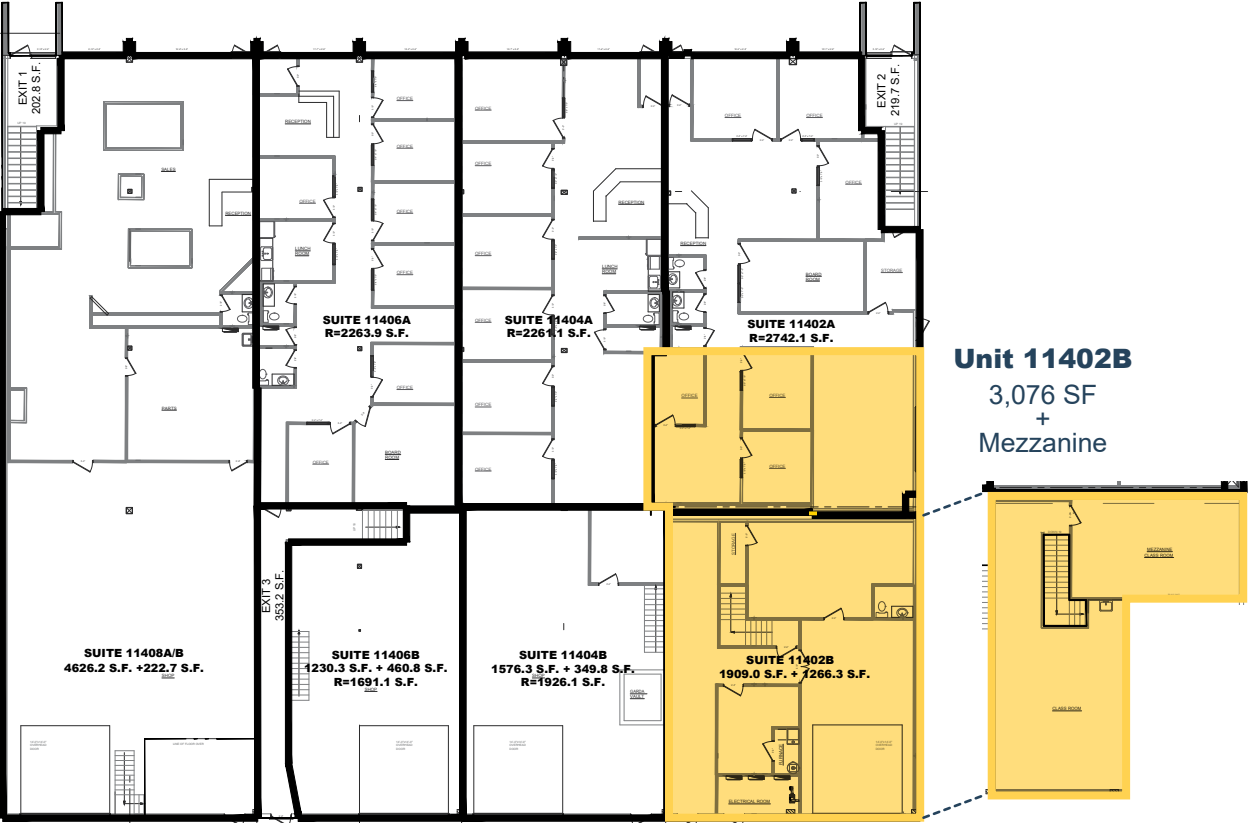
Size Available:	Unit 11402B – 3,076 SF plus 1,267 SF mezzanine
	Unit 205 – 315 SF
Availability:	Immediately
Net Rate:	Mainfloor: \$14.00 PSF Mezzanine: \$0.00 PSF
Op Costs:	\$7.16 PSF
Zoning:	CA - Arterial Commercial

Highlights

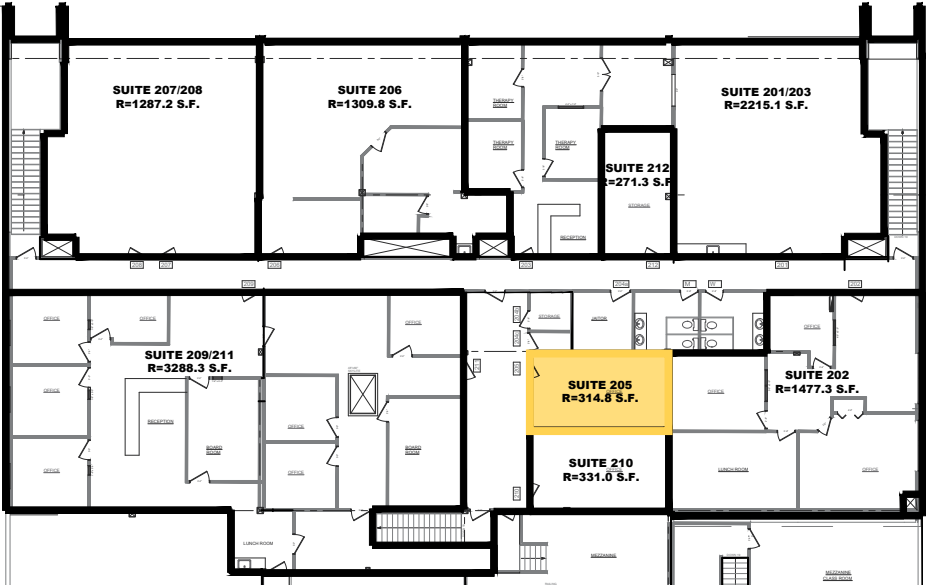
- Prime location on **100 Street**, one of Grande Prairie's busiest corridors
- **Directly across from Safeway** – strong anchor for daily traffic
- **Excellent visibility & exposure** to high vehicle and pedestrian traffic
- **Pylon signage** available for added brand visibility
- **Versatile space** suitable for **retail, office, or light industrial** uses
- **Landlord open to tenant improvements** – space can be tailored to your needs

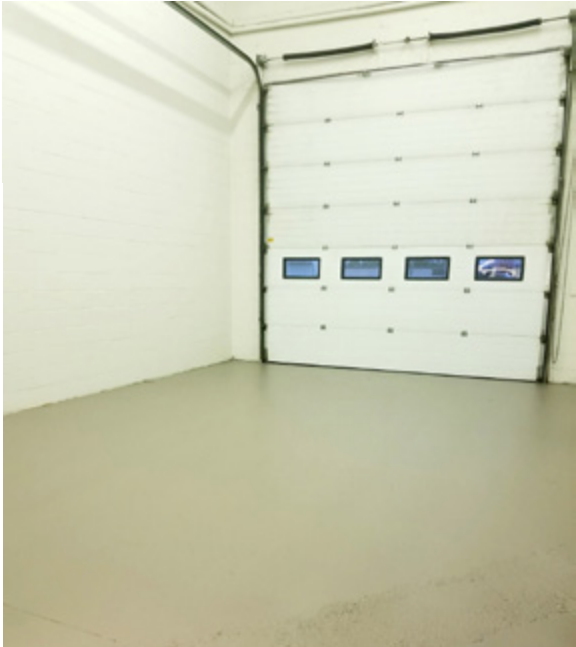
Site & Floor Plan

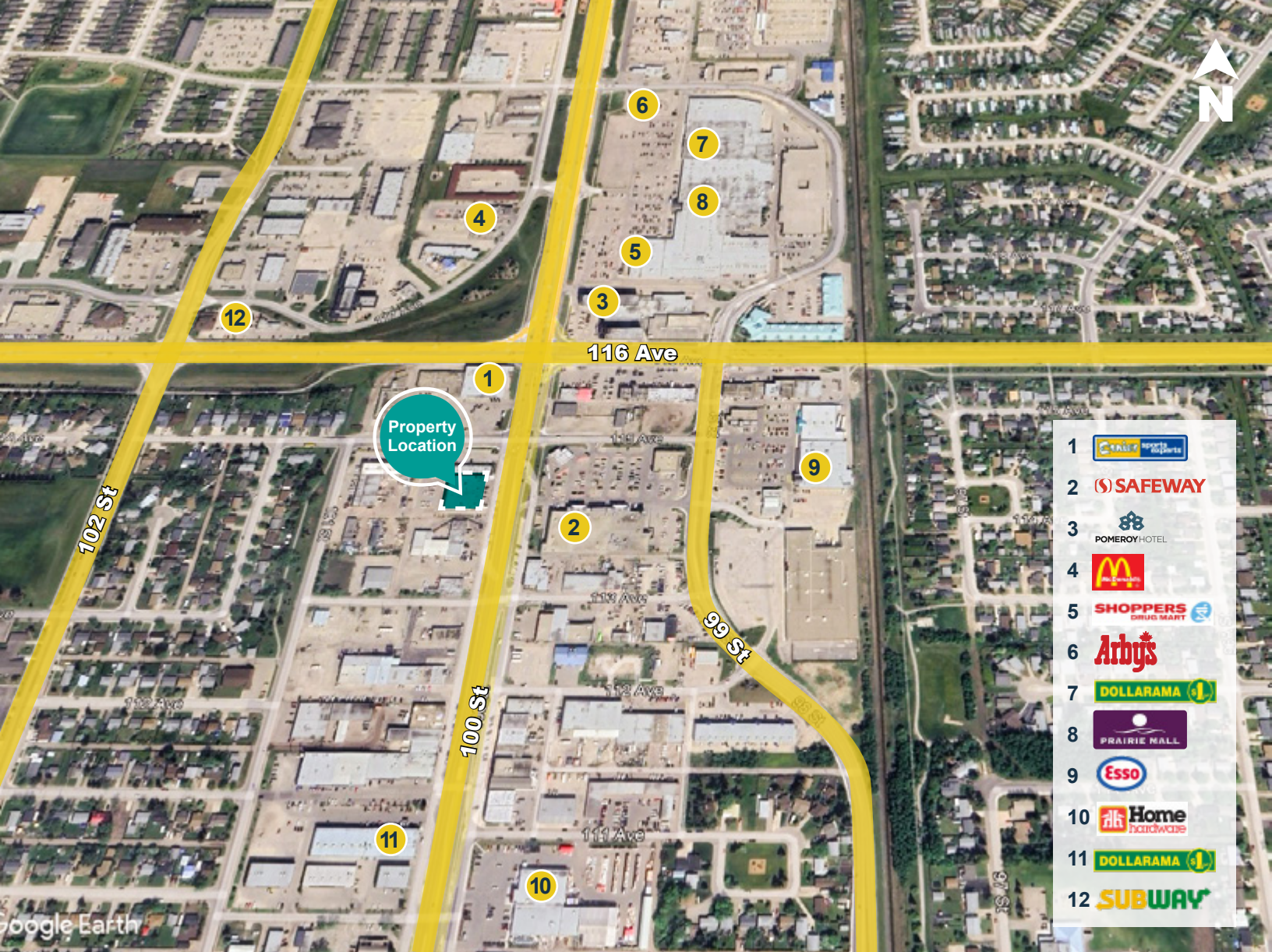
Main Floor



2nd Floor







Thank you for your interest!

For More Info.

Shane Olin

Managing Broker

P 403.313.5305

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Bobbi Dawson (Agent of Re/Max)

Broker

P 780.876.9776

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Unit A210, 9705 Horton Road SW, Calgary, Alberta T2V 2X5 | P (403) 214-2344

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