



GRASSROOTS
REALTY GROUP

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11402 100 Street
Grande Prairie, Alberta

MLS # A2345605



\$3,200,000

Division:	Avondale
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	Aurora PLaza
Bus. Name:	-
Size:	26,888 sq.ft.
Zoning:	CA-Arterial Commercial Di

Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	Contact Lister

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

Aurora Plaza presents an opportunity to acquire a 26,888 SF multi-tenant retail and office investment property on Grande Prairie's primary commercial corridor. Offered at \$3,200,000, the property is 87% occupied and generates a current NOI of \$265,198, representing an 8.29% cap rate. The diversified tenant mix and long-term leases provide stable cash flow, with additional upside through the lease-up of approximately 3,188 SF of vacant space. An even shorter version for tighter MLS character limits: Aurora Plaza is a 26,888 SF multi-tenant retail and office investment property located on a high-exposure commercial corridor in Grande Prairie. Offered at \$3,200,000, the property is 87% occupied and generates a current NOI of \$265,198, reflecting an 8.29% cap rate, with additional upside through lease-up of vacant space