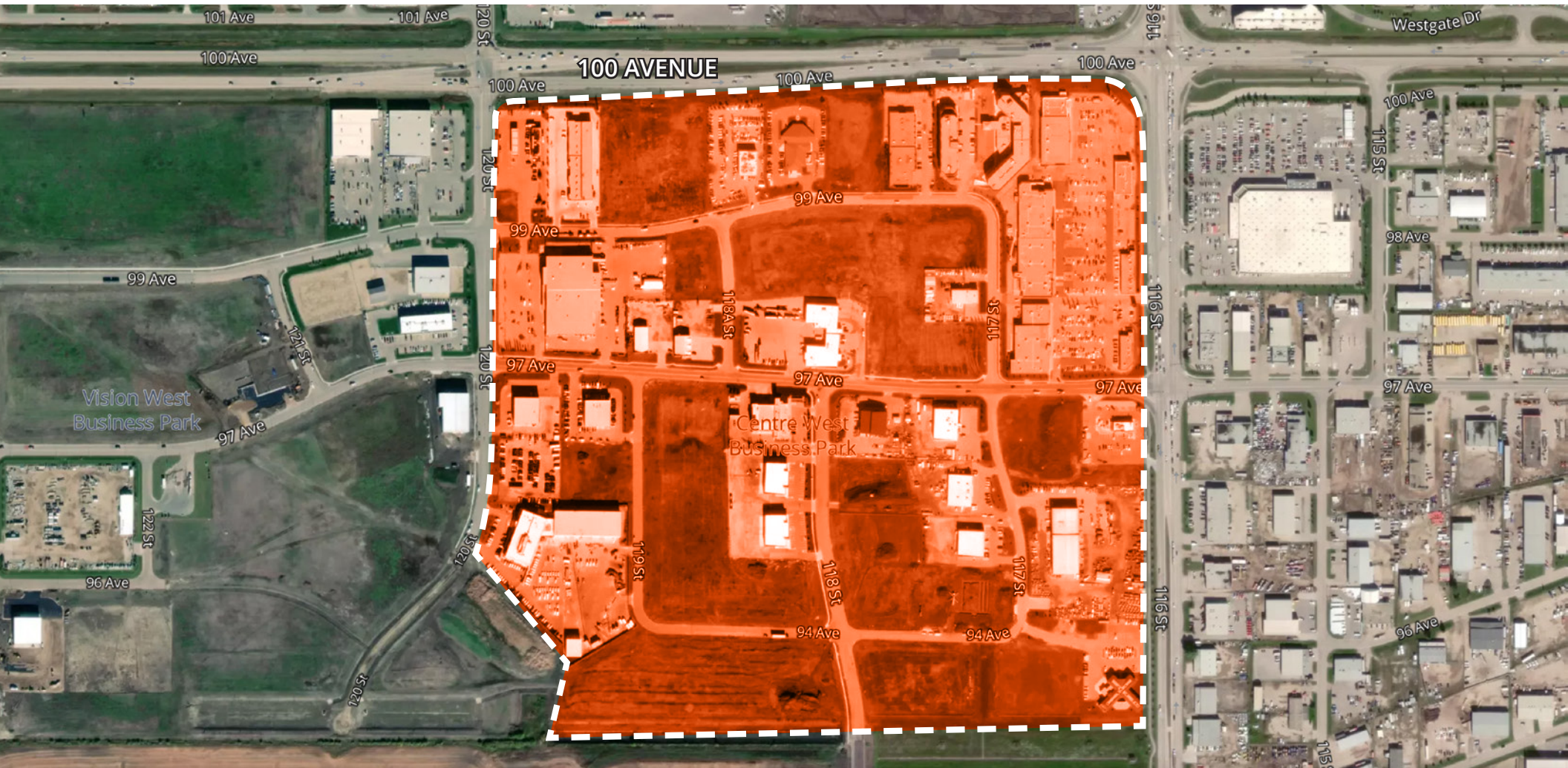


**Centre West Business Park**

116th Street - 120th Street & Highway 43  
Grande Prairie, AB



**Get more  
information**

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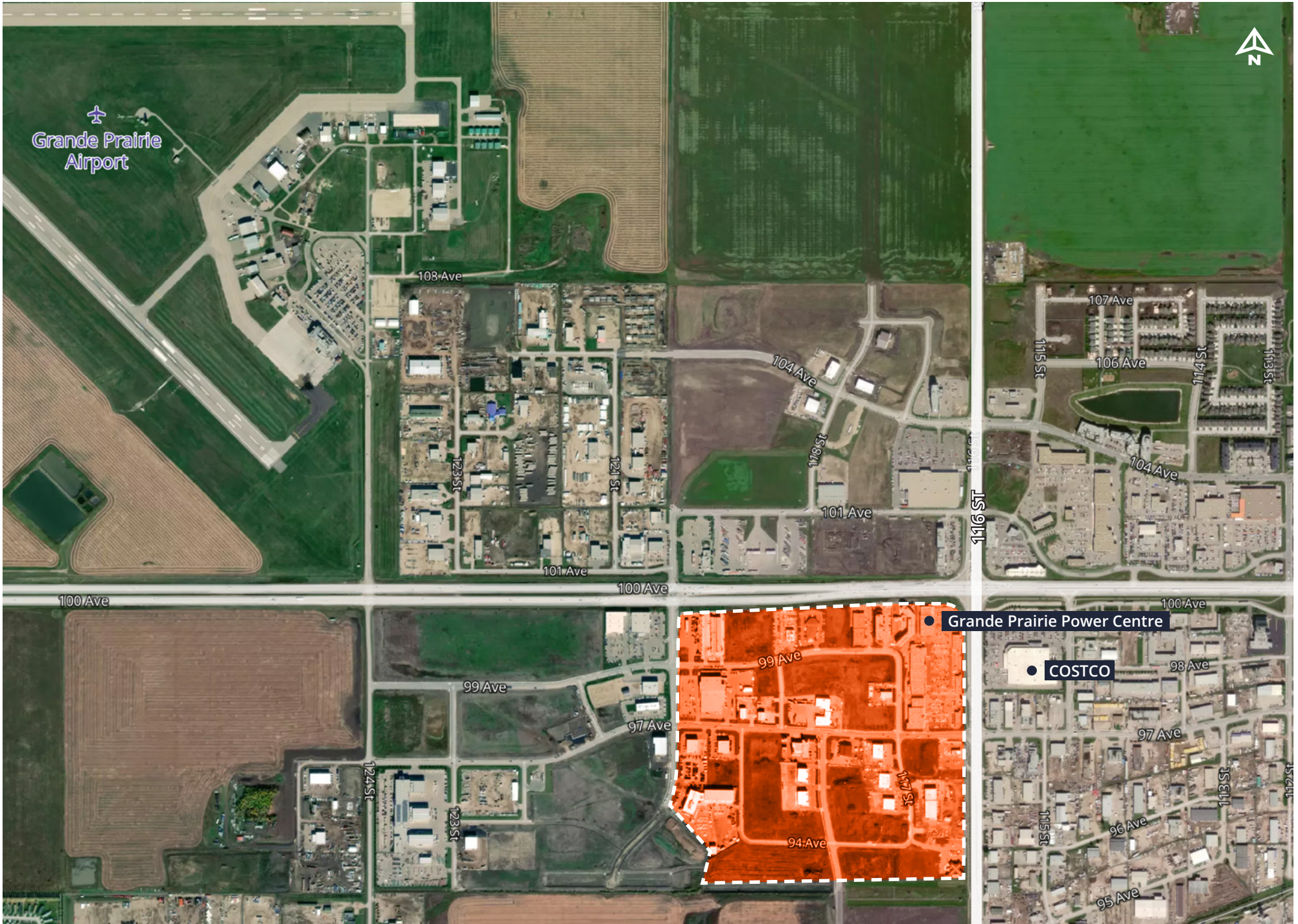
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For Sale

Centre West Business Park, Grande Prairie, AB



Site Plan

- AVAILABLE
- SOLD



## Site Specifications

Address: 116th Street - 120th Street & Highway 43

Legal Address: Various

Zoning: BI - Business Industrial

Site Sizes: 1.15 up to 2.63 acres

Zoning: Arterial Commercial (CA)  
General Industrial (IG)  
Industrial Business (IB)

Servicing: Full Municipal Services

## Offering highlights include:

- Contiguous land options available
- Flexible zoning including Arterial Commercial (CA), General Industrial (IG), and Industrial Business (IB)
- Build to suit configurations available
- Permissive zoning from retail to office to medical uses
- Exceptional location with immediate access to Highway 43, 116th Street and 120th Street
- Adjacent to Vision West Business Park

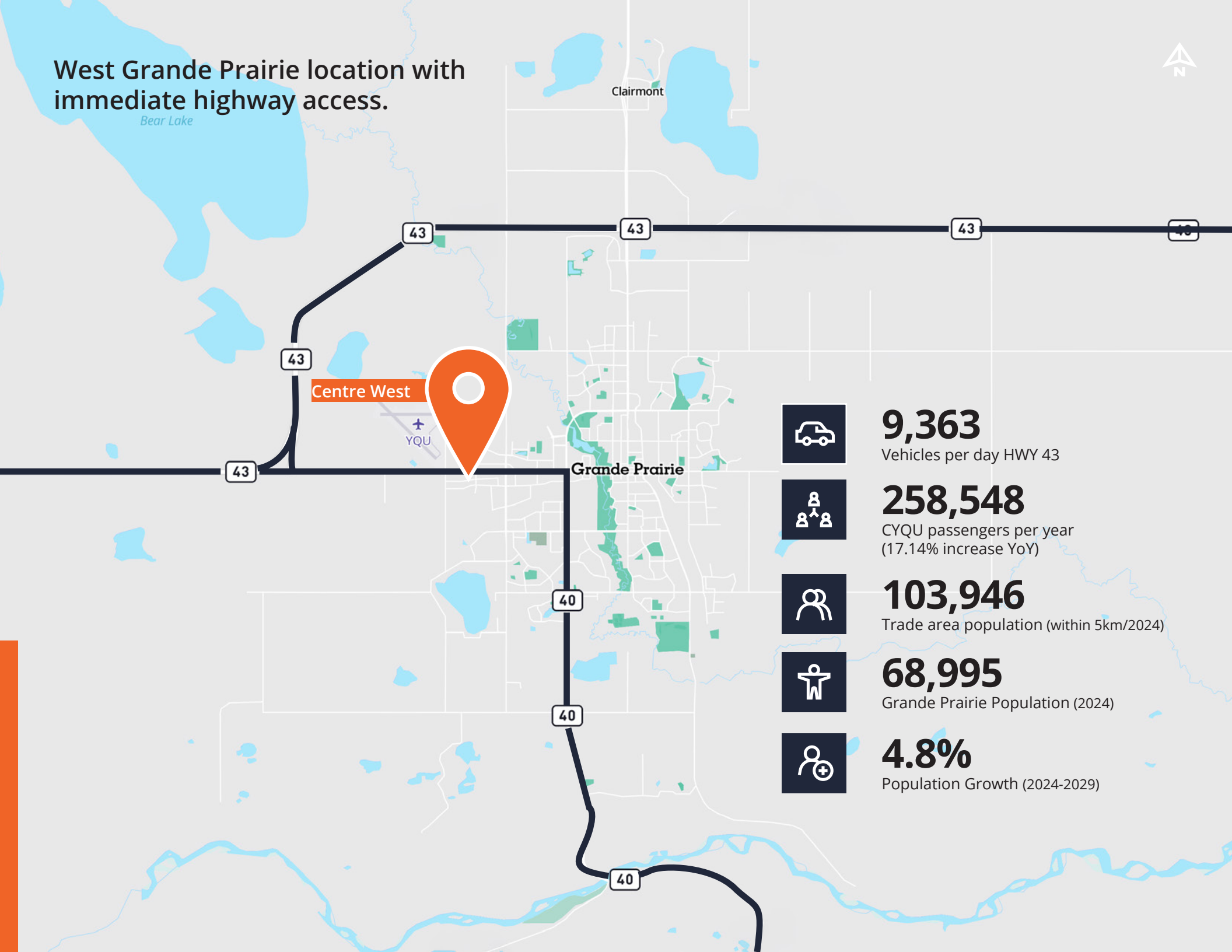
Plan	Block	Lot	Zoning	Acres	Price/Acre	List Price
0727219	5	1	IB	1.15	\$500,000	\$575,000
1525144	4	11	IB	2.00	\$500,000	\$1,000,000
0727218	4	4	IB	1.73	\$500,000	\$865,000
0823795	4	9	IB	1.64	\$500,000	\$820,000
1523374	6	3	IG	1.44	\$475,000	\$684,000
1523374	7	5	IG	2.04	\$475,000	\$969,000
1523374	7	6	IG	1.83	\$475,000	\$869,250
1523374	7	7	IG	1.60	\$475,000	\$760,000
1523374	7	8	IG	1.49	\$475,000	\$707,750
1523374	3	6	IG	1.47	\$475,000	\$698,250
1523374	3	5	IG	1.61	\$475,000	\$764,750
1523374	6	6	IG	1.64	\$475,000	\$779,000
1523374	6	7	IG	1.28	\$475,000	\$608,000
1523374	6	8	IG	1.39	\$475,000	\$660,250
1523374	6	9	IG	1.36	\$475,000	\$646,000
1523374	6	10	IG	1.30	\$475,000	\$617,250
1523374	2	8	IG	2.63	\$475,000	\$1,249,250
152563	2	5A	IG	2.07	\$500,000	\$1,035,000



West Grande Prairie location with immediate highway access.

Bear Lake

Clairmont



**9,363**

Vehicles per day HWY 43



**258,548**

CYQU passengers per year  
(17.14% increase YoY)



**103,946**

Trade area population (within 5km/2024)



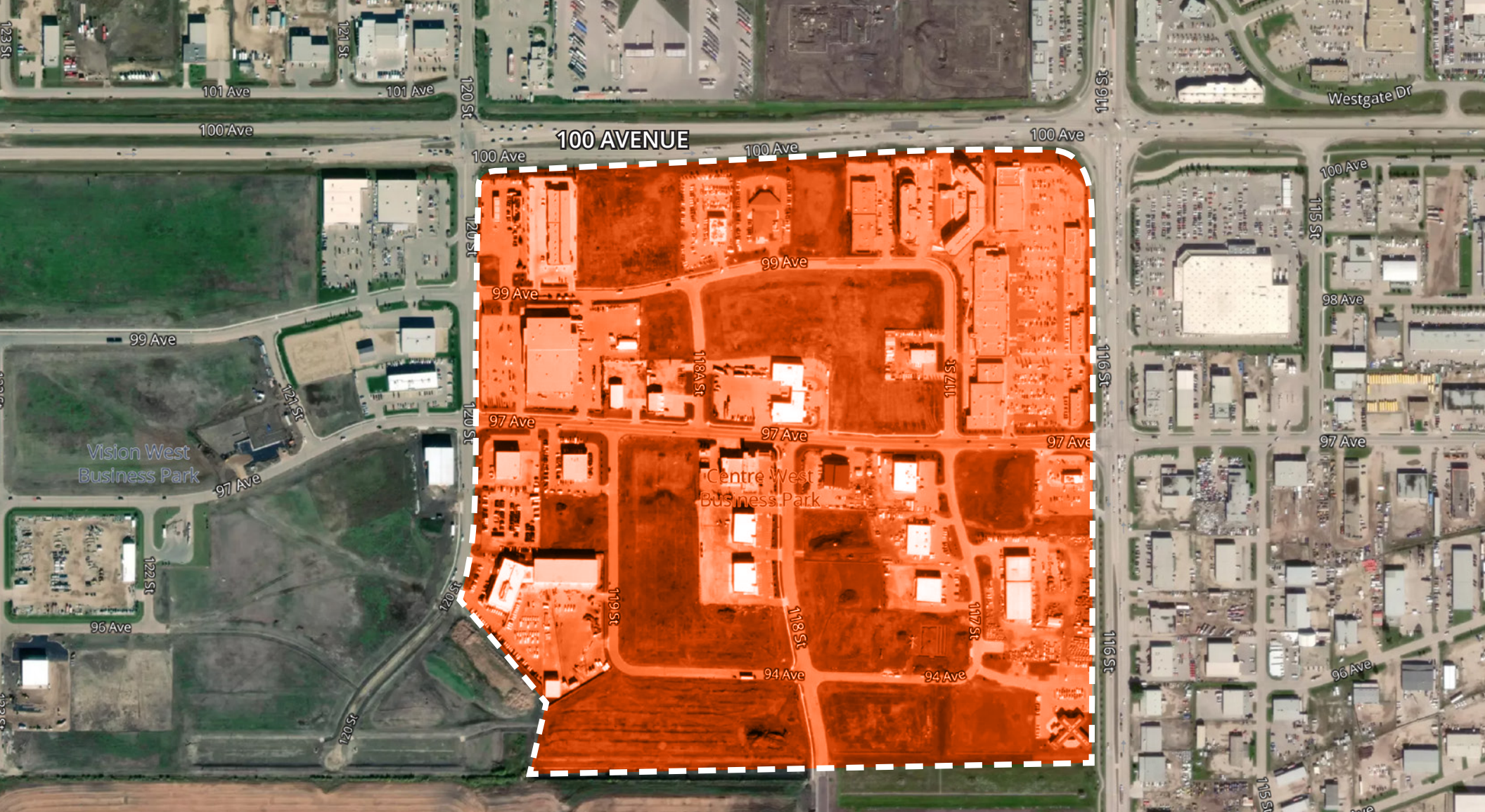
**68,995**

Grande Prairie Population (2024)



**4.8%**

Population Growth (2024-2029)



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