



**Get more
information**

Ken Williamson
Principal
+1 780 966 4116
ken.williamson@avisonyoung.com

Carl Pedersen
Principal
+1 780 982 0260
carl.pedersen@avisonyoung.com

Marjorie Elliott
Associate
+1 778 895 0778
marjorie.elliott@avisonyoung.com

Jason Williamson
Associate
+1 780 993 3535
jason.williamson@avisonyoung.com



Site Plan

□ AVAILABLE

■ FUTURE DEVELOPMENT

■ SOLD



ACCESS R/W PLAN 4329 BY

Site Specifications

Address: 120th Street - 124th Street & Highway 43

Legal Address: Various

Zoning: BI - Business Industrial

Site Sizes: 1.12 up to 3.21 acres

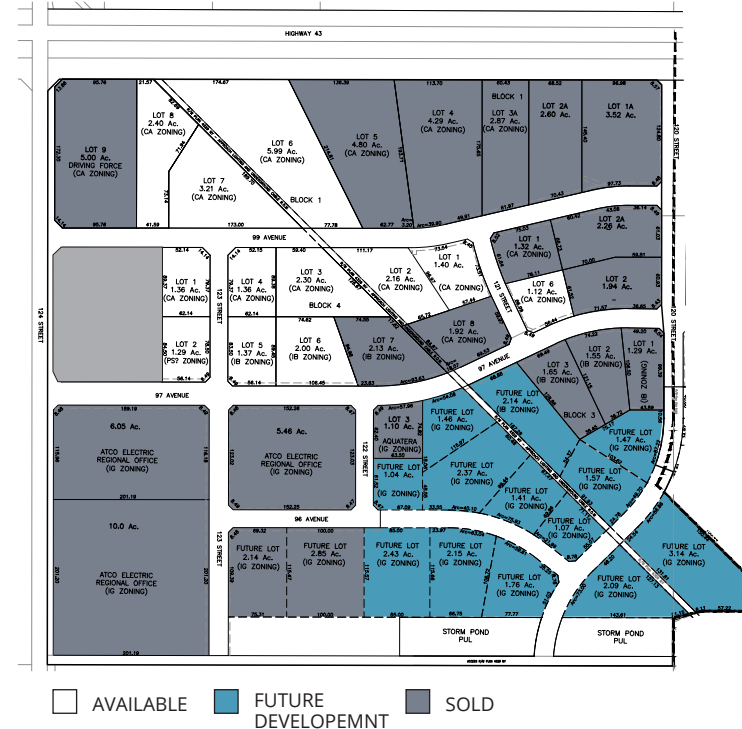
Zoning: Arterial Commercial (CA)
General Industrial (IG)
Industrial Business (IB)

Servicing: Full Municipal Services

Offering highlights include:

- 1 - 20+ acres of contiguous land 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 Centre West Business Park

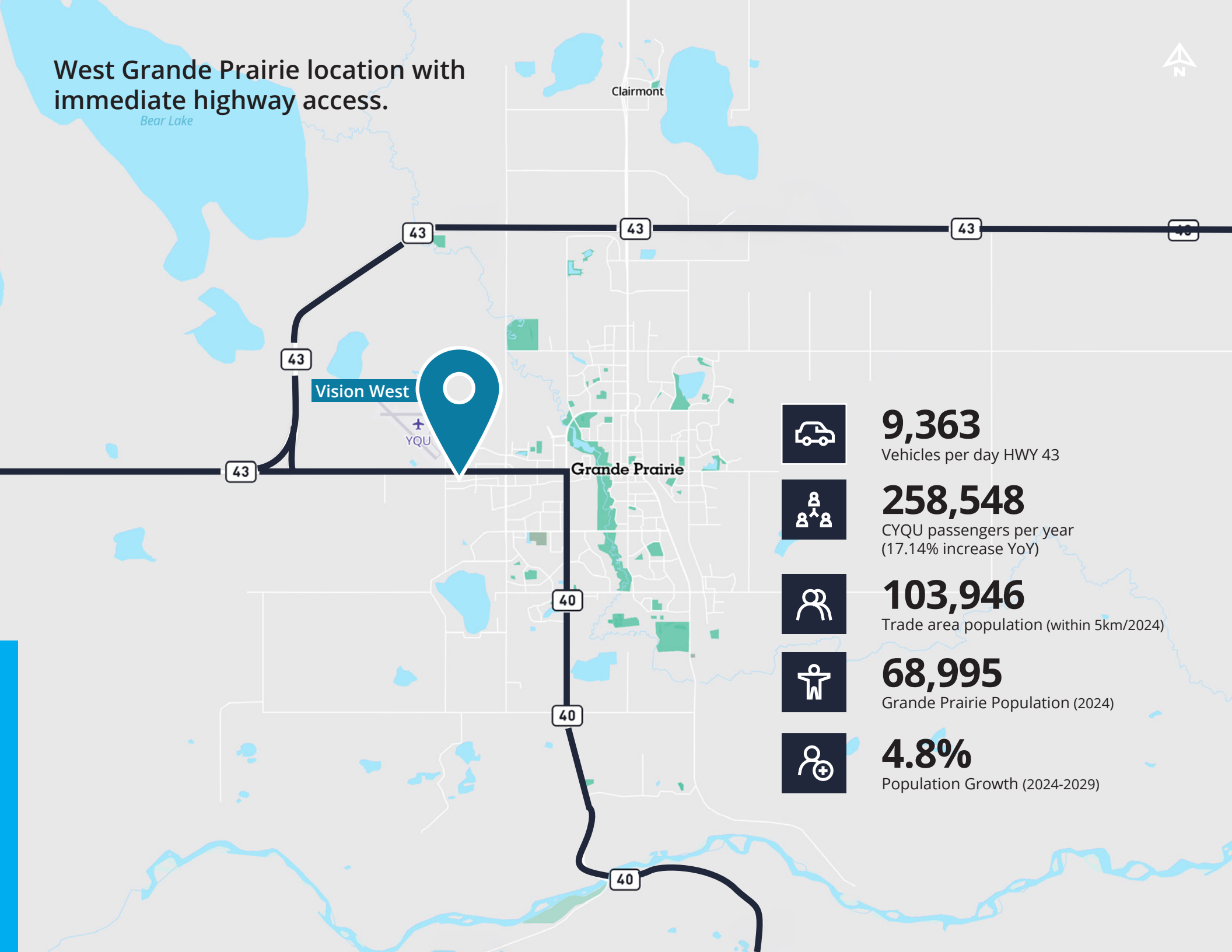
Plan	Block	Lot	Zoning	Acres	Price/Acre	List Price
1621254	1	8	CA	2.40	\$625,000	\$1,500,000
1621254	1	7	CA	3.21	\$625,000	\$2,006,250
1621254	1	6	CA	5.99	\$625,000	\$3,743,750
1621254	1	5	CA	4.80	\$625,000	SOLD
940787	1	4	CA	4.29	\$625,000	SOLD
1025674	1	3A	CA	2.87	\$625,000	SOLD
1621254	5	1	CA	1.36	\$525,000	\$714,000
1621254	5	2	CA	1.29	\$525,000	\$677,250
1621254	4	1	CA	1.40	\$525,000	\$735,000
1621254	4	2	CA	2.16	\$525,000	\$1,134,000
1621254	4	3	CA	2.30	\$525,000	\$1,207,500
1621254	4	4	CA	1.36	\$525,000	\$714,000
1621254	4	5	IB	1.37	\$525,000	\$719,250
1621254	4	6	IB	2.00	\$525,000	\$1,050,000
1621254	2	6	CA	1.12	\$525,000	\$588,000



West Grande Prairie location with immediate highway access.

Bear Lake

Clairmont



Vision West

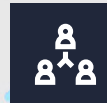
YQU

Grande Prairie



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)



Ken Williamson
Principal
+1 780 966 4116
ken.williamson@avisonyoung.com

Carl Pedersen
Principal
+1 780 982 0260
carl.pedersen@avisonyoung.com

Marjorie Elliott
Associate
+1 778 895 0778
marjorie.elliott@avisonyoung.com

Jason Williamson
Associate
+1 780 993 3535
jason.williamson@avisonyoung.com

© 2024 Avison Young Commercial Real Estate Services, LP. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

Suite 2100, 10111 - 104 Avenue | Edmonton, AB | +1 780 428 7850

