



## Industrial/commercial lots

- Phase I of development offering 9 lots from 1.92 AC to 3.8 AC in size
- Exposure to 116 Street
- Flexible lot configurations
- Available Immediately

**Lots starting at**

**\$450,000**

**per acre**

**Get more  
information**

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**Carl Pedersen**

Principal

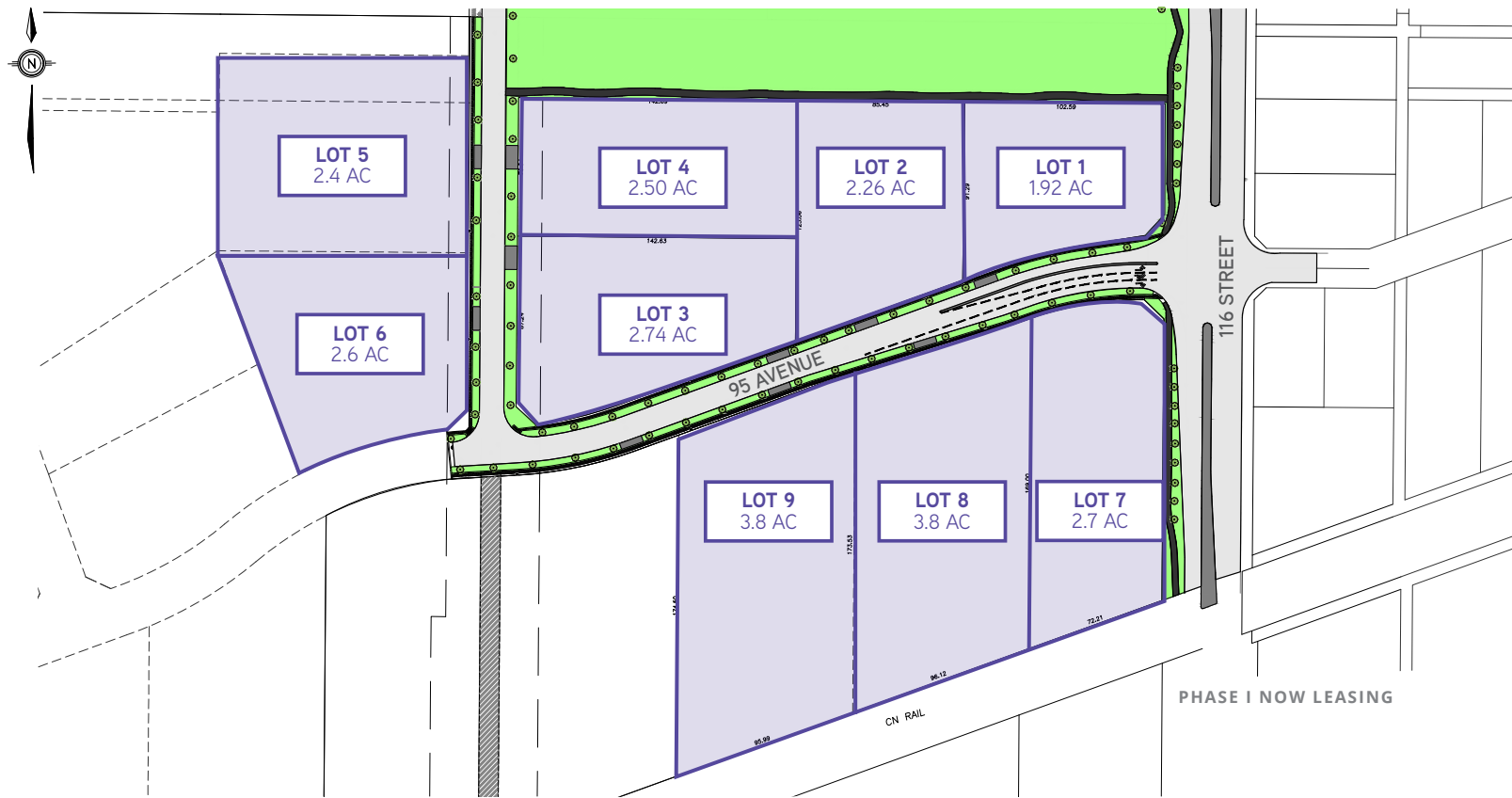
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# Industrial/Commercial Lots For Sale

Urban Rail Business Park, Grande Prairie, AB



## Specifications

Civic Address:	Grande Prairie, AB
Legal Plan:	SE 21-71-6 W6
Access:	116 Street
Nearby Amenities:	Grande Prairie Airport Fire Hall Hotels Shopping Centres
Zoning:	IG - General Industrial
Availability:	Immediately

Lot	Size	Price/AC
1	1.92 AC	\$550,000
2	2.26 AC	\$500,000
3	2.74 AC	\$475,000
4	2.50 AC	\$475,000
5	2.4 AC	\$450,000
6	2.6 AC	\$475,000
7	2.7 AC	\$500,000
8	3.8 AC	\$450,000
9	3.8 AC	\$450,000



## HOUSING STATISTICS

Grande Prairie's local real estate market remains affordable. Home prices remain low relative to the average household income.

Overall, the cost of living remains relatively low in comparison to both similar sized cities as well as major urban centres.

2018 HOUSING STATISTICS	
Total Dollar Volume of Sales	\$798,014,469
Average Residential Home Price <sup>1</sup>	\$304,365
Average Rent 2 Bedroom Suite <sup>2</sup>	\$1,122
Apartment Vacancy Rate	3.6%

<sup>1</sup> Canadian Real Estate Association Statistics  
<sup>2</sup> CMHC Rental Market Statistics, October 2018

TYPE OF CONSTRUCTION	2013	2014	2015	2016	2017	2018
Value of residential permits	\$118,074,643	\$178,957,563	\$84,551,456	\$51,289,918	\$65,766,488	\$59,096,824
Value of commercial permits	\$51,904,711	\$77,427,281	\$83,936,994	\$43,688,322	\$76,632,352	\$74,488,176
Value of industrial permits	\$8,538,763	\$6,524,311	\$14,971,568	\$4,051,017	\$2,242,576	\$34,925,853
Value of gov't & institutional permits	\$102,225,902	\$10,109,361	\$67,375,308	\$209,875,646	\$2,774,615	\$35,279,852
Total permit value <sup>3</sup>	\$280,830,018	\$273,048,516	\$247,780,329	\$309,905,905	\$147,416,031	\$172,108,643
Number of single family detached starts <sup>4</sup>	393	396	107	108	146	121
Number of multi-family starts	203	336	250	126	48	46

<sup>3</sup> City of Grande Prairie Inspection Services – Monthly Statistics and New Construction  
<sup>4</sup> Canada Mortgage and Housing Corporation Information Portal

## City of Grande Prairie

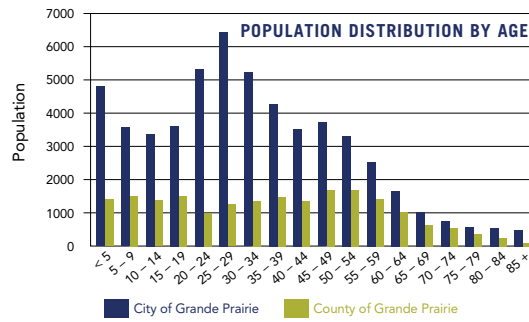
Grande Prairie, with a population of 69,088 people and a trade area of almost 300,000 people, is the largest community north of Edmonton in the Province of Alberta. The community serves residents from northeastern British Columbia and northwestern Alberta to as far away as the Yukon and Northwest Territories with its abundant retail and recreational amenities, while also being one of the youngest cities in Canada with a median age of 31.9.

Economically, with a high average household income and a discretionary income that is double the national average, the local real estate market is affordable and robust. In 2018, Building and Inspection Services issuing a total of 1,018 permits, while the annual average home price in Grande Prairie rose slightly to \$304,365, a 4% increase from 2017, significantly lower than the provincial average of \$387,460 and national average of \$488,699. The average rent for a two-bedroom suite in Grande Prairie remained affordable in 2018 at \$1,122 per month, compared to the province wide average of \$1,215.

In terms of economic diversification, Grande Prairie has an enviable forestry, agriculture and energy industry. Grande Prairie's forestry industry has four large operators, Weyerhaeuser, International Paper, Canfor, and Norbord, with northwestern Alberta producing 40% of Alberta's pulp, 64% of its oriented strand board (OSB) and 50% of its timber.

With almost four million hectares of farmland in the Peace Country producing wheat, barley, hay, canola, and alfalfa, the region produces more grain than the entire province of Manitoba, as well as the largest share of the Canadian honey supply, and comprises 13.6% of Alberta's cropland.

On the energy front, Grande Prairie is well positioned as the major oil field service centre supporting both the Montney and the Duvernay, two of the largest plays in North America. Output from the Montney has doubled since 2012 and now comprises a third of Western Canada's natural gas production. By 2040, it is projected to make up more than half of Canada's production.



**POPULATION**  
69,088

2018 Municipal Census

Several smaller communities bring the total trading area population to approximately 289,832 people.



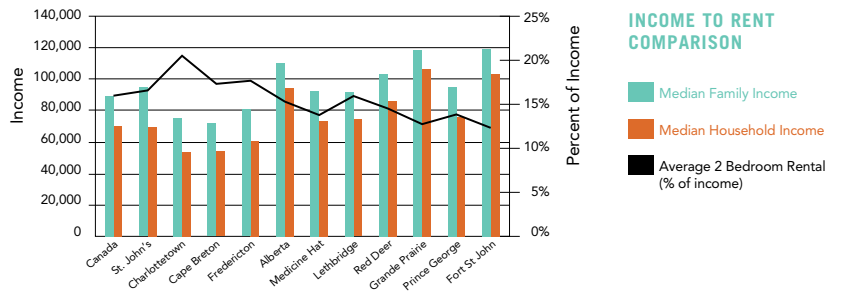
The median age of the community is a youthful 31.9

**92.1%** POPULATION INCREASE 2000-2018

**3.69%** POPULATION GROWTH RATE 2000-2018

**5.6%** UNEMPLOYMENT RATE (2018 average)

Source: Grande Prairie Guide 2019, [https://www.cityofgp.com/sites/default/files/docs/ecdev/2019\\_04\\_grande\\_prairie\\_guide.pdf](https://www.cityofgp.com/sites/default/files/docs/ecdev/2019_04_grande_prairie_guide.pdf)



Source: Grande Prairie Guide 2019, [https://www.cityofgp.com/sites/default/files/docs/ecdev/2019\\_04\\_grande\\_prairie\\_guide.pdf](https://www.cityofgp.com/sites/default/files/docs/ecdev/2019_04_grande_prairie_guide.pdf)

## MAJOR CAPITAL PROJECTS

Grande Prairie's vibrant economy has developed with years of steady growth.

Grande Prairie is in an enviable economic position with several large private and public projects in the region. These include

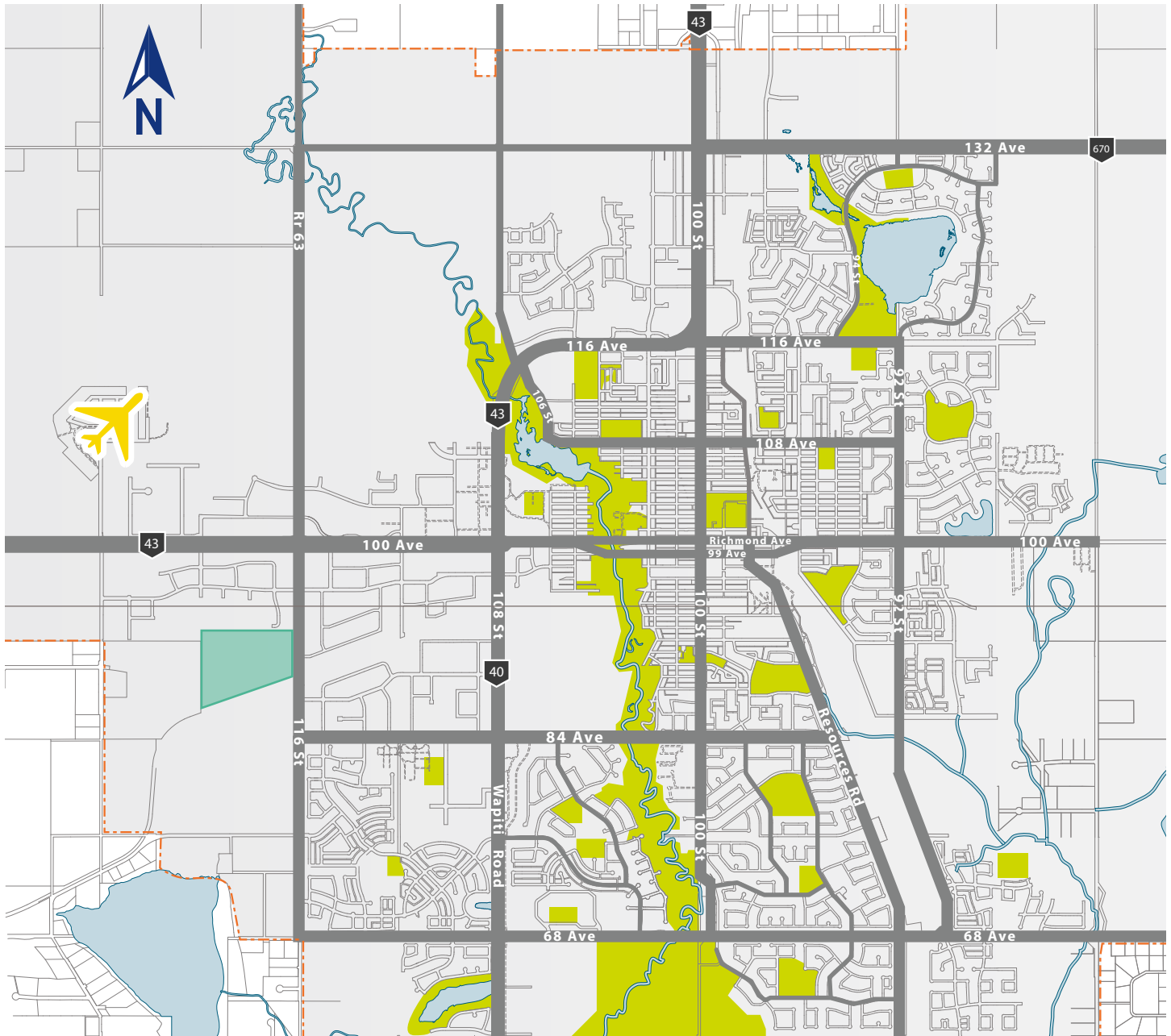
a new regional hospital, several new schools, a petrochemical plant and on going investment in energy infrastructure. New developments and construction in the region totals nearly \$7.3 billion. A number of projects are under development, including:

Nautical Grande Prairie Methanol Plant	\$2,000,000,000	Peace Pipeline Terminals and Infrastructure	\$120,000,000
2021 NGTL System Expansion Project	\$1,500,000,000	Grande Prairie Composite High School Replacement	\$60,000,000
Peace Pipeline Expansion Phase 7	\$950,000,000	Highway 43X - Grande Prairie Bypass	\$54,000,000
Grande Prairie Regional Hospital	\$763,000,000	Greenview Sour Gas Plant	\$50,000,000
Peace Pipeline Expansion Phase 8	\$500,000,000	Clairmont Regional Lift Station	\$26,700,000
Wapiti Gas Plant	\$350,000,000	Raw Water Storage Expansion and New Water Intake	\$19,400,000
Duvernay Infrastructure Development	\$290,000,000	York Hotel & Germaine Park Development	\$11,600,000
Peace Pipeline Expansion Phase 6	\$280,000,000	St. Kateri Catholic School Modernization	\$9,300,000
Dimsdale Gas Project	\$210,000,000	New Horizon Co-op Trader Ridge Grocery Store	\$5,000,000
Keyera Wapiti Gas Plant Phase 2	\$150,000,000	<b>Total</b>	<b>\$7,349,000,000</b>

On the energy front, Grande Prairie is well positioned as the major oil field service centre supporting both the Montney and the Duvernay, two of the largest plays in North America. Output from the Montney has doubled since 2012 and now comprises a third of Western Canada's natural gas production. By 2040, it is projected to make up more than half of Canada's production.

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Urban Rail Business Park, Grande Prairie, AB



Grande Prairie Population\*

**66,448**



Trade area population\*

**289,000**



Average household income\*

**\$104,020**

<https://regionaldashboard.alberta.ca/region/grande-prairie/#/>  
[https://www.cityofgp.com/sites/default/files/docs/grande\\_prairie\\_economic\\_profile\\_-\\_2019-web.pdf](https://www.cityofgp.com/sites/default/files/docs/grande_prairie_economic_profile_-_2019-web.pdf)

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