

**Vision West Business Park**

120th Street - 124th Street & Highway 43  
Grande Prairie, AB



**Get more  
information**

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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

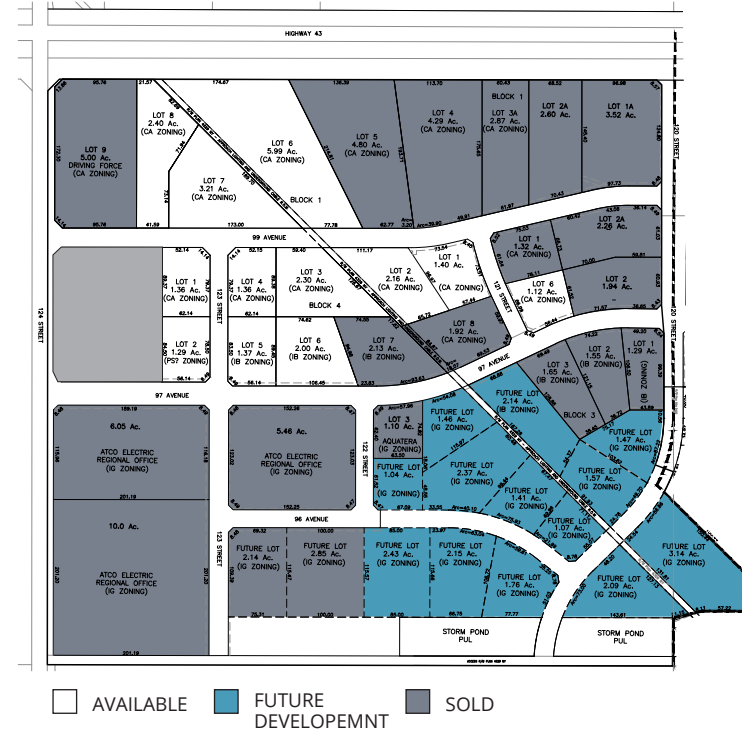
Zoning: Arterial Commercial (CA)  
General Industrial (IG)  
Industrial Business (IB)

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

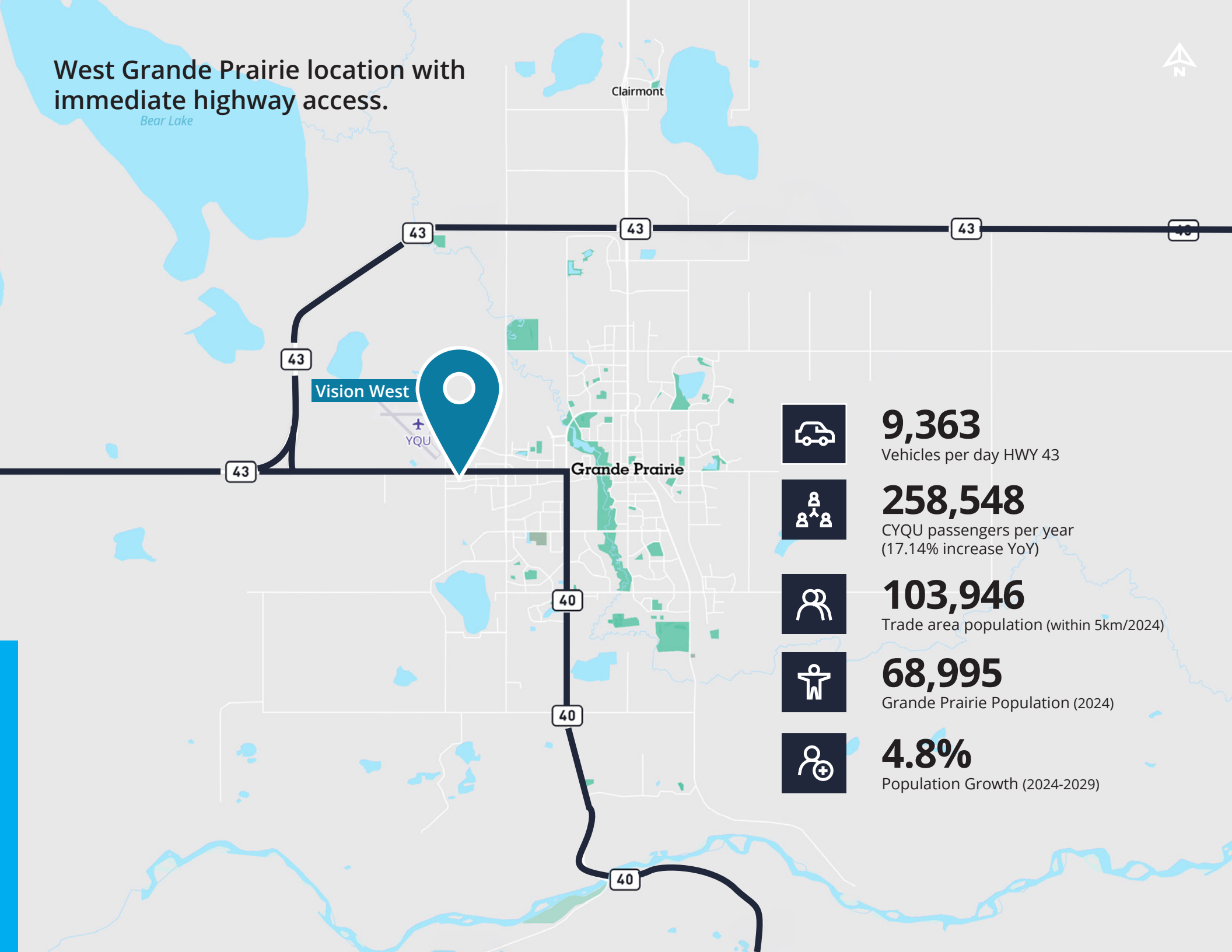
Plan	Block	Lot	Zoning	Acres	Price/Acre	List Price
1621254	1	8	CA	2.40	\$625,000	\$1,500,000
1621254	1	7	CA	3.21	\$625,000	\$2,006,250
1621254	1	6	CA	5.99	\$625,000	\$3,743,750
<del>1621254</del>	<del>1</del>	<del>5</del>	<del>CA</del>	<del>4.80</del>	<del>\$625,000</del>	<del>SOLD</del>
<del>940787</del>	<del>1</del>	<del>4</del>	<del>CA</del>	<del>4.29</del>	<del>\$625,000</del>	<del>SOLD</del>
<del>1025674</del>	<del>1</del>	<del>3A</del>	<del>CA</del>	<del>2.87</del>	<del>\$625,000</del>	<del>SOLD</del>
1621254	5	1	CA	1.36	\$525,000	\$714,000
1621254	5	2	CA	1.29	\$525,000	\$677,250
0940787	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
0940787	2	6	CA	1.12	\$525,000	\$588,000



# West Grande Prairie location with immediate highway access.

Bear Lake

Clairmont



Vision West

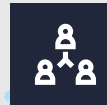
YQU

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)



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