

# HIGHWAY 43 & 116TH ST

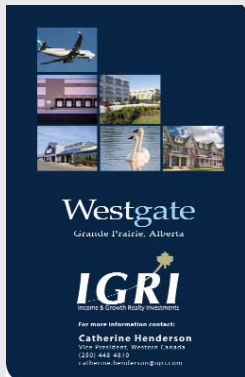
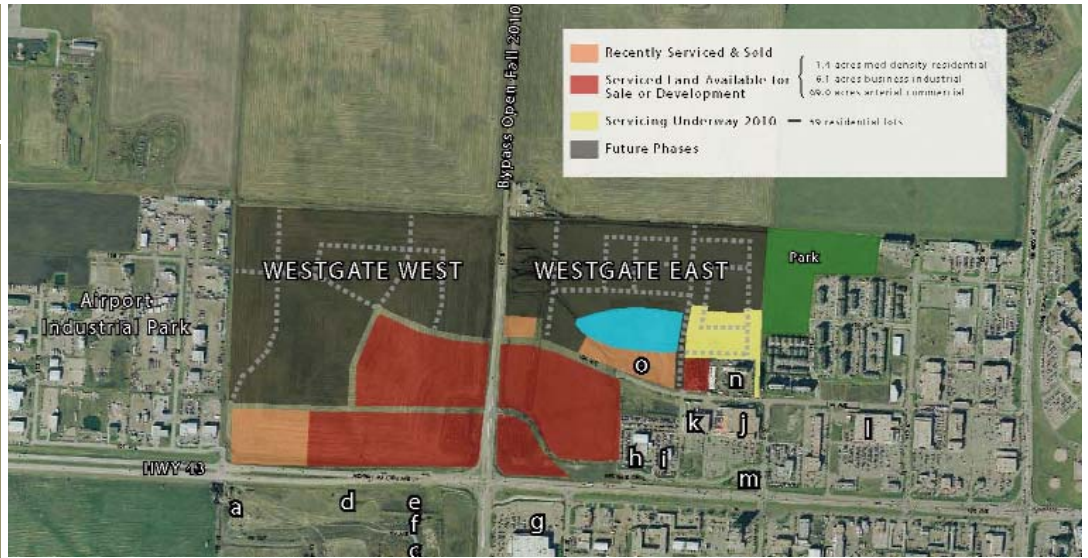
## WESTGATE II GRANDE PRAIRIE, ALBERTA

LAND SALE,  
DESIGN/BUILD  
OR SALE BACK

### COMMERCIAL / INDUSTRIAL

For information, contact:

Catherine Henderson,  
Vice President, Western Region  
T 250 548-3552  
C 250 864-8785  
catherine.henderson@igri.com



**CLICK HERE FOR  
BROCHURE**

Location:

East of the Airport on Highway 43 & 116th Street.

Availability:

TBD

Building Size(s):

Various

Site Area Available:

- 69 acres Arterial commercial (retail)
- 6 acres Business industrial
- 1.4 acres Medium density multifamily
- 5.5 acres 59 single & semi-detached residential lots

Zoning:

Commercial, Industrial, Residential

Rental Rates From:

At Market

TMI (est.):

TBD

Comments:

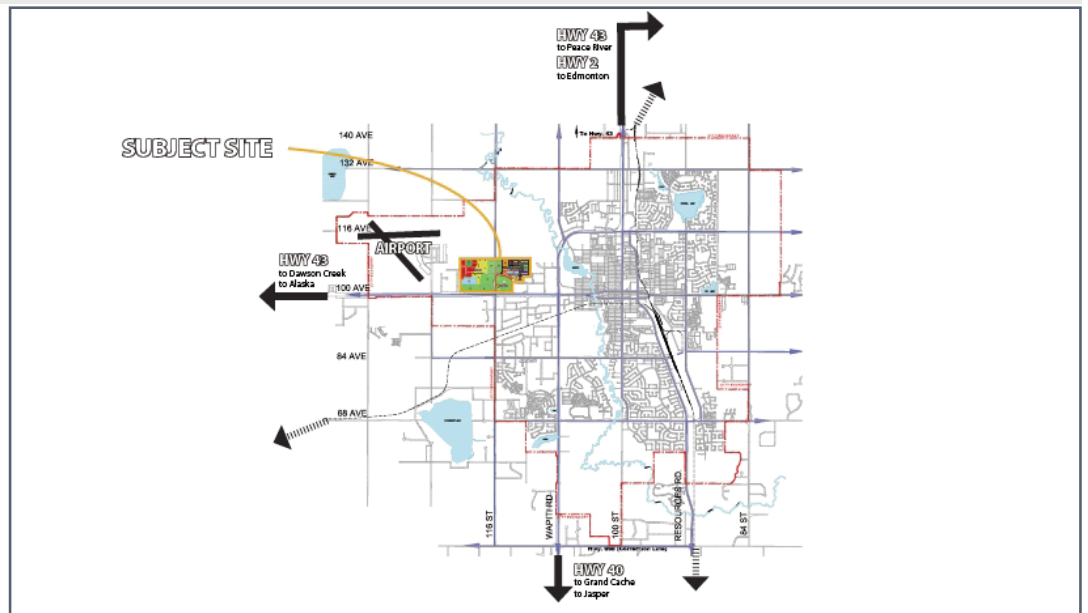
- Lands are part of a fast growing retail shopping area
- Adjacent to a major highway & city by pass
- Close to airport
- Adjacent to industrial to the west
- Adjacent to residential & park to the east



Income & Growth Realty Investments

[www.igri.com](http://www.igri.com)

The information contained herein (the "Information") is intended for informational purposes only and should not be relied upon by recipients hereof. Although the Information is believed to be correct, its accuracy, correctness or completeness cannot be guaranteed. IG Realty Investments (IGRI) and its subsidiaries, associates and affiliates (collectively, "IGRI") neither guarantees, warrants nor assumes any responsibility or liability of any kind with respect to the accuracy, correctness, completeness, or suitability of, or decisions based upon or in connection with, the Information. The recipient of the Information should take such steps as the recipient may deem appropriate with respect to verifying or using the Information. Any agreements, conditions, guarantees, representations or warranties regarding the information shall be limited strictly to those, if any, expressly contained in an agreement of purchase and sale or lease. The information may change and any property described herein may be withdrawn from the market at any time without notice or obligations of any kind on the part of IGRI.

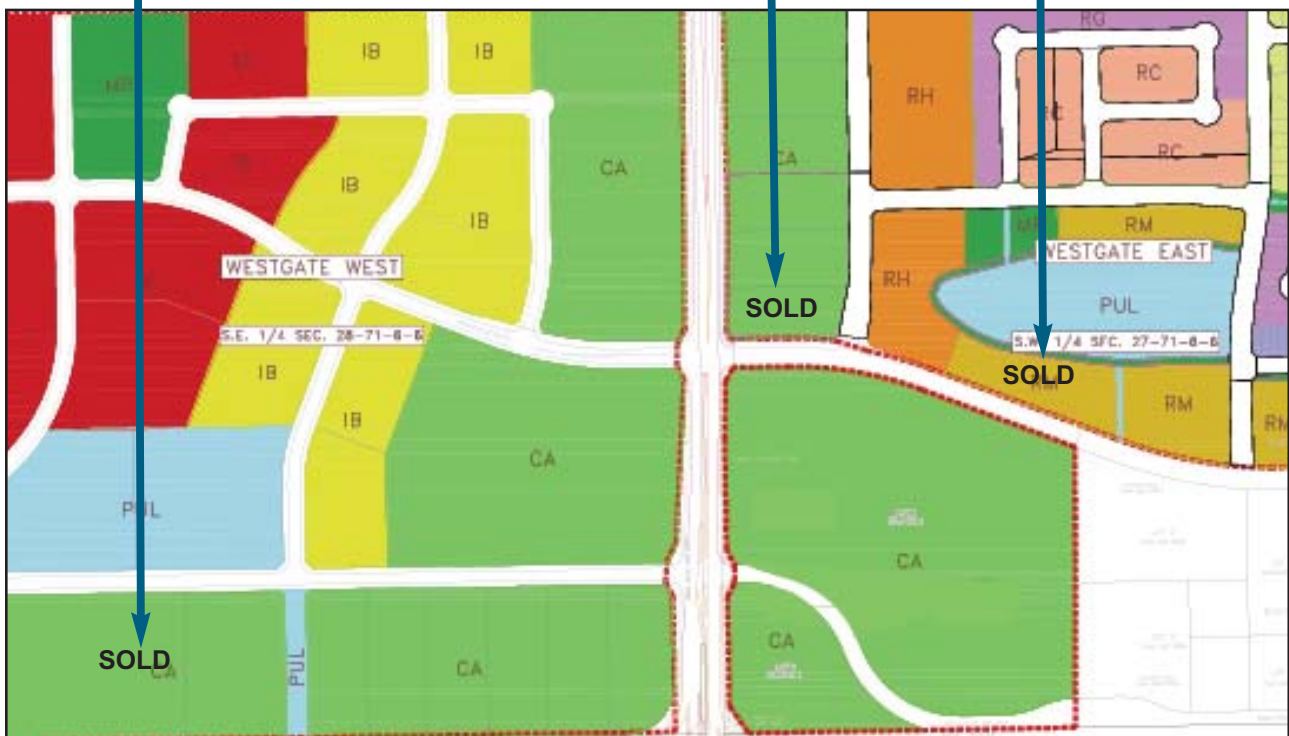














# HIGHWAY 43 & 116TH ST

## WESTGATE II

### GRANDE PRAIRIE, ALBERTA

LAND SALE,  
DESIGN/BUILD  
OR SALE BACK



- |   |  |   |  |
|---|--|---|--|
|  | Development Boundary                       |  | RG - 7.60 acres - General Residential          |
|  | IG - 32.20 acres - General Industrial      |  | RC - 6.52 acres - Combined Density Residential |
|  | IB - 22.85 acres - Industrial Business     |  | RM - 8.83 acres - Medium Density Residential   |
|  | CA - 104.41 acres - Arterial Commercial    |  | RR - 7.90 acres Restricted Residential         |
|  | MR - Municipal Reserve                     |  | RL - 2.15 acres - Low Density Residential      |
|  | RH - 8.90 acres - High Density Residential |  | PUL - Public Utility Lot                       |

Modified: June, 2010

The information contained herein (the "Information") is intended for informational purposes only and should not be relied upon by recipients hereof. Although the Information is believed to be correct, its accuracy, correctness or completeness cannot be guaranteed. IGR Realty Investments (IGRI) and its subsidiaries, associates and affiliates (collectively, "IGRI") neither guarantees, warrants nor assumes any responsibility or liability of any kind with respect to the accuracy, correctness, completeness, or suitability of, or decisions based upon or in connection with, the Information. The recipient of the Information should take such steps as the recipient may deem appropriate with respect to verifying or using the Information. Any agreements, conditions, guarantees, representations or warranties regarding the Information shall be limited strictly to those, if any, expressly contained in an agreement of purchase and sale or lease. The Information may change and any property described herein may be withdrawn from the market at any time without notice or obligations of any kind on the part of IGR.