

Kensington Lands

- Up to 22.73 Acres located on 116 Street, a major arterial road seeing over 27,000 vpd (2023)
- Flexibility in site plan to meet tenant requirements and accommodate specific users
- Grande Prairie's newest community, Kensington will see nearly 7,000 residents on full build out, featuring both master planned Kensington Estates (Phase 1 87% sold!) and Kensington Living with over premier 350 factory-built homes
- Daily traffic drivers with surrounding industrial/commercial users
- Zoned: CA - Arterial Commercial permitted uses include Commercial Business, Retail Store, Gas Bar/Service Station, Supermarket, Office, Hotel, Restaurant and Liquor store

Grande Prairie Demographics (2023)



Population:
68,572



Daytime Population:
68,018



Regional Trade Area:
+2,950,000



Average HH Income:
\$134,893

For further Information

Arlyn Stoik
Principal
+1 780 908 4227
arlyn.stoik@avisonyoung.com

Alison Hansen-Carlson
Associate Director
+1 780 702 0692
ahc@avisonyoung.com

Siv Lalli
Associate
+1 780 803 9000
siv.lalli@avisonyoung.com avisonyoung.com

Commercial Land for Lease

Kensington Lands
Grande Prairie, AB



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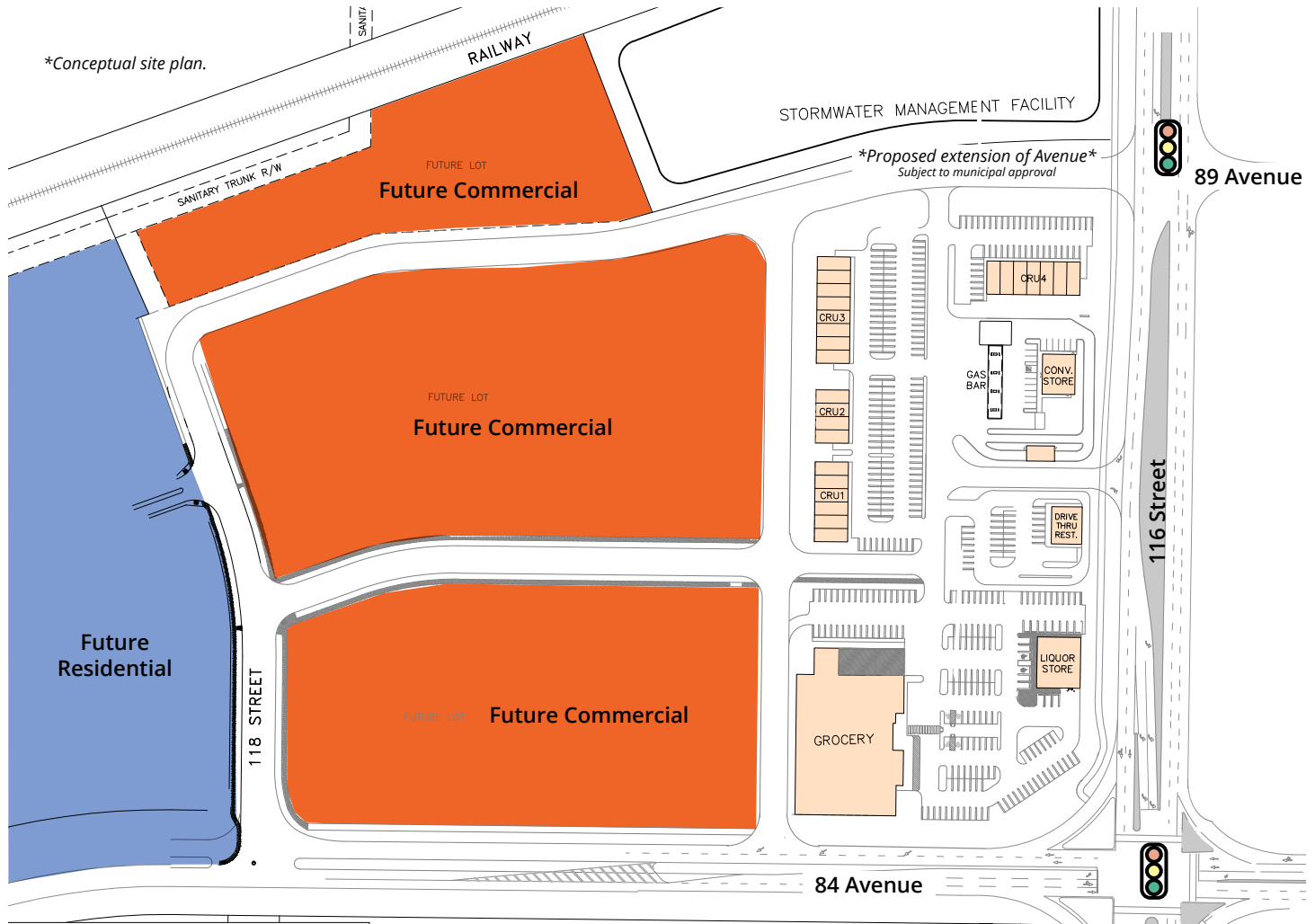
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Kensington Overview



Full-Build Population:
6,810



Future School Site
11 acre K-8 School with
recreational opportunity



Proposed Residential Units
Single Family: **1,447**
Multi-Family: **408**
Manufactured Home Community: **350**



Kensington Estates:
Family-first neighbourhood with
spacious backyards



Commercial Node
22.73 Acres



Kensington Living:
Affordable high-end factory-built
homes on owned lots

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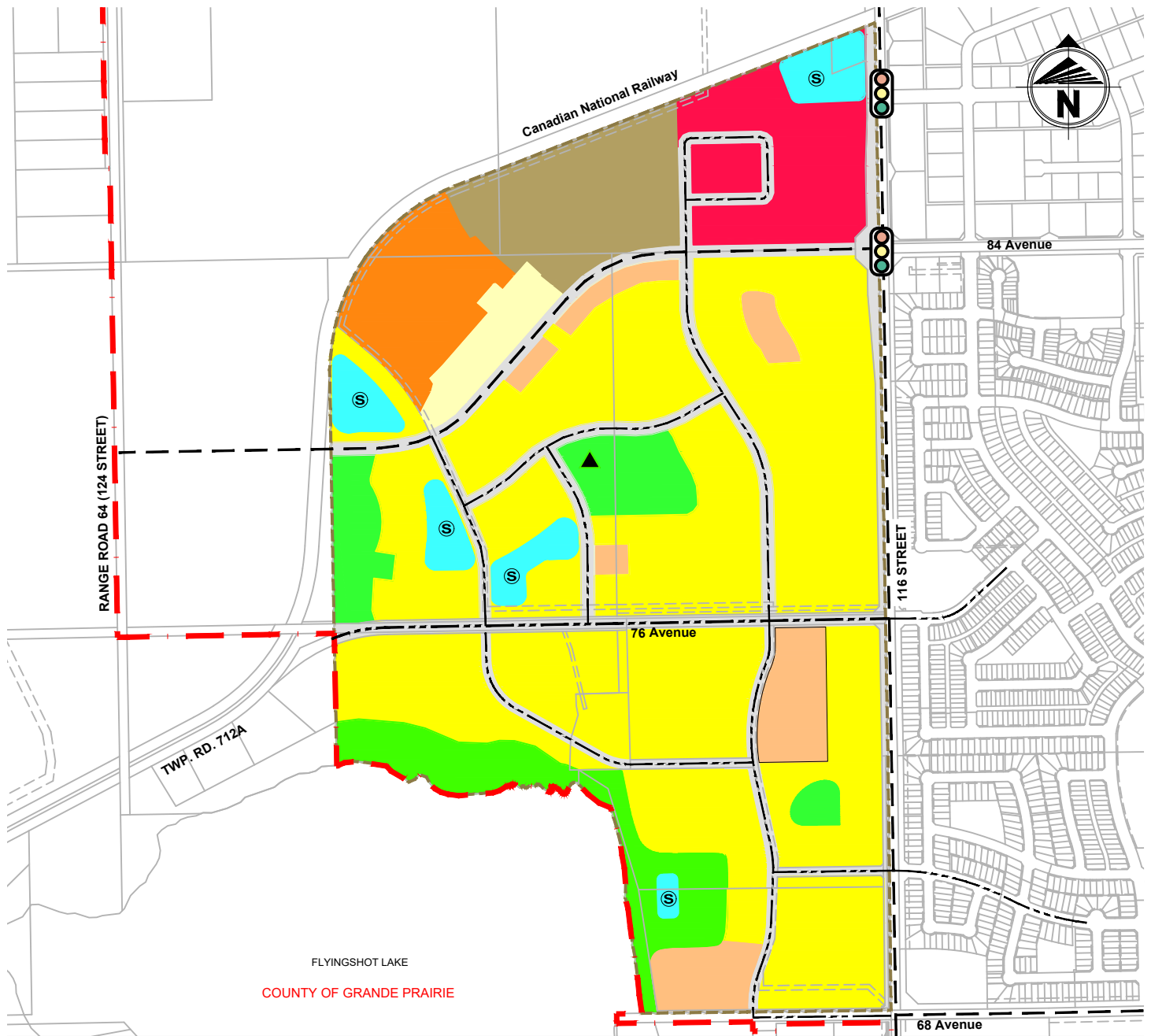
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Legend

City Boundary	Green Space	Residential (RG Condo)	Plan Area Boundary
Multi-Family Residential	Residential (MHC)	Residential (RC Condo)	Arterial Road
Single Family Residential	Commercial	Stormwater Management Facility	Collector Road
		School	

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