



**GRASSROOTS**  
REALTY GROUP

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**23 Roma Drive**  
**Rural Peace No. 135, M.D. of, Alberta**

**MLS # A2239463**



**\$169,200**

**Division:** NONE

**Lot Size:** 3.76 Acres

**Lot Feat:** -

**By Town:** Peace River

**LLD:** 25-83-23-W5

**Zoning:** Rural Industrial

**Water:** None

**Sewer:** -

**Utilities:** -

3.76 acres of prime industrial land that has power already supplied to the lot. This is a great opportunity if you are looking for that optimal location for your new building. Another plus of this area is the potential for the subdivision to grow as there are 20+ lots here with a rail way right of way already on title. The future development of this area is unknown but it already has the subdivision registered on title, lots sold and some already begun to be utilized. This is a potential hot spot if the activity in the area picks up as many think it will. As well the parcel next to this one is for sale as well with 2.42 acres of land, partially fenced and power already there as well.