



**GRASSROOTS**  
REALTY GROUP

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**8-60051 HWY 668**

**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2280006**



**\$1,989,000**

**Division:** Minhas Industrial Park

**Lot Size:** 8.84 Acres

**Lot Feat:** -

**By Town:** Grande Prairie

**LLD:** 36-70-6-W6

**Zoning:** RM2

**Water:** Public

**Sewer:** Public Sewer

**Utilities:** Electricity at Lot Line, Water At Lot Line, Fiber Optics at Lot Line, Natural Gas at Lot Line

8.84 acres of RM2 industrial land fully serviced PLUS FENCED AND PARTIAL GRAVEL with city water and sewer, power, gas, and Telus fiber optic internet, ideally suited for industrial, oilfield, and forestry service companies operating in Northern Alberta. Strategically located on the south end of Grande Prairie along Secondary Highway 668 and just 2 miles from Highway 40, this site offers efficient access to the Montney Formation and Alberta Deep Basin, including the active Kakwa, Gold Creek, and Karr areas. Priced competitively at \$225,000 per acre, the property provides a cost-effective opportunity to establish or expand operations close to key resource activity while benefiting from full city services with no requirement for wells or septic systems. High-speed fiber optic connectivity supports modern industrial operations, remote monitoring, and data-intensive applications. This location secures a long-term position in South Grande Prairie's established and growing industrial corridor serving oil and gas, forestry, and future technology-driven services, with two additional lots available to the EAST for a combined total of 17.81 acres and highway frontage RM2 parcels in the subdivision available up to 16 acres at \$260,000 per acre.