27-60051 HWY 668
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2280849

$1,300,000

Division:	Minhas Industrial Park
Lot Size:	5.00 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, Natura

RARE 5 ACRES HIGHWAY FRONTAGE LAND FULLY SERVICED WITH WATER AND SEWER OFFERED @$260,000/ ACRE ZONED RM2 INDUSTRIAL! (UP TO 16 ACRES AVAILABLE!). Located in the County of Grande Prairie and serviced with city water and sewer, power, natural gas, and Telus fiber optic internet, this site is exceptionally well suited for industrial, oilfield, and forestry service companies operating across Northern Alberta. Fronting Secondary Highway 668 and approximately two miles from Highway 40, the property provides efficient access to the Montney Formation and Alberta Deep Basin, including the active Kakwa, Gold Creek, and Karr areas. Full municipal services eliminate the need for wells or septic systems, while high-speed fiber connectivity supports modern industrial operations, remote monitoring, and data-intensive applications. Positioned within South Grande Prairie’s established and rapidly growing industrial corridor, this location offers long-term value and strong demand fundamentals. Parcels can be subdivided to suit, with an estimated 60-day timeline to title. For buyers requiring immediate development, additional parcels are available to the west including 4.02 acres, 4.95 acres, and 8.8 acres, several of which are already fenced and partially graveled and ready for construction, priced at $225,000 per acre. An additional 6-acre parcel connected to the highway frontage land is also available unserviced at $125,000 per acre, providing further flexibility for future expansion within Mihas Industrial.