



**GRASSROOTS**  
REALTY GROUP

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**NE 05-45-06 W4**  
**Rural Wainwright No. 61, M.D. of, Alberta**

**MLS # A1176969**



**\$5,800,000**

**Division:** NONE

**Lot Size:** 148.00 Acres

**Lot Feat:** -

**By Town:** Wainwright

**LLD:** 5-45-6-W4

**Zoning:** AG

**Water:** -

**Sewer:** -

**Utilities:** -

148 Acres of Prime Development Land within the Town of Wainwright. Proposed zoning of Hwy Commercial along Hwy 41 & Light Industrial on the balance of land; plus the possibility of utilizing a Retention Pond as a feature for a conceptional RV Camp Site. This land is strategically located with Hwy 41 on the East Boundary and current access off 23 Street on the West Boundary. Type of Access off Hwy 41 TBD after Traffic Impact Assessment. Wainwright is home to Canadian Forces Base representing 17.3% of the population plus 29.5% of GDP & medium Income of \$65,000. As the largest urban municipality in the Region, Wainwright is a regional service center for retail, government, health, education, and industrial support services. Although supported by the Military it is also driven by agriculture and oil and gas activities within the region. This prime property is ideal for flexible development purposes, including a hotel, restaurant and commercial business's along Hwy 41 and a variety of mixed use Industrial Buildings complimenting the Hwy Commercial business's. There is a proposed additional +/- 10 acre parcel that may be severed from the 148 acres.