



**GRASSROOTS**  
REALTY GROUP

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**RR 84 Highway 43**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2000846**



**\$999,900**

**Division:** NONE

**Lot Size:** 12.50 Acres

**Lot Feat:** -

**By Town:** Wembley

**LLD:** 28-8-8-W6

**Zoning:** RM-4

**Water:** -

**Sewer:** -

**Utilities:** -

Fantastic location to set up your business. One of the few industrial locations to set up on west of Grande Prairie with Highway 43 frontage and access. Whether you have an oilfield service company, an agricultural enterprise or a commercial endeavor, you will surely benefit from this great exposure. 12+ acres zoned RM-4 just 8.5 miles west of Grande Prairie city limits and just outside the town of Wembley, directly across the Highway from Tenaris. Great setup with service road directly in front of property, all services close by and great slope on the property. At about 80k per acre you will be hard pressed to find a comparable property.