



**GRASSROOTS**  
REALTY GROUP

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61039 HWY 672  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2131953



**\$375,000**

**Division:** Emerson Trail Industrial Park

**Lot Size:** 5.34 Acres

**Lot Feat:** -

**By Town:** Sexsmith

**LLD:** 11-73-6-W6

**Zoning:** RM-4

**Water:** Well

**Sewer:** Open Discharge

**Utilities:** Natural Gas

5.34 acre Industrial lot, aggressively priced to sell at only \$70,000 per acre. This property already has a well, residential power, gas, septic, a very large paved approach and a 24' W X 28' L garage. All pavement up to this lot and is located just off busy Emerson Trail with quick access to all major routes around Grande Prairie. Owner can also build a shop to suit as part of the purchase