



**GRASSROOTS**  
REALTY GROUP

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**8, 60051 668 Highway**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2135200**



**\$2,550,000**

**Division:** Minhas Industrial Park

**Lot Size:** 9.34 Acres

**Lot Feat:** -

**By Town:** Grande Prairie

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

**Zoning:** RM-2

**Water:** -

**Sewer:** -

**Utilities:** -

8.5+/- ACRES STRATEGICALLY LOCATED ON THE SOUTHSIDE OF GRANDE PRAIRIE, AB. THIS FENCED & GRAVELLED RM-2 HEAVY INDUSTRIAL ZONING LOT OFFERS DIRECT ACCESS TO HWY.40 WHICH IS THE MAIN ACCESS POINT TO THE VAST RESOURCES & INDUSTRY SITES IN THE AREA. CITY WATER & SEWER SERVICES ARE ACCESSIBLE FOR THIS LOT. ECONOMIC INDICATORS ARE SHOWING VERY POSITIVE TRENDS FOR MANY INDUSTRIES AND NOW MIGHT BE THE TIME TO CONSIDER EXPLORING THE OPTIONS IN THE AREA WITH LOT SIZES VARYING FROM TWO(2) TO TWENTY-TWO(22) ACRES AND FRONTAGE LOTS AVAILABLE AS WELL THERE ARE NUMEROUS OPTIONS IN THIS DEVELOPMENT TO FIT YOUR NEEDS. VENDOR IS WILLING TO CONSIDER BUILD TO SUIT OPTIONS ON THE PURCHASE & LEASE SIDE. EXISTING INDUSTRIAL FACILITIES & BUILD READY LOTS TO THE SOUTH OF GRANDE PRAIRIE ARE VERY HARD TO FIND AND STREAMLINING LOGISTICS CAN BE A HUGE PLUS FOR YOUR COST OF OPERATIONS. CAN ALSO PROVIDE A GREAT OPTION AS A SECONDARY EQUIPMENT STORAGE OR LAY-DOWN YARD TO COMPLEMENT THE EXISTING INFRASTRUCTURE YOU ALREADY HAVE IN PLACE. THIS LOT IS PRICED AT \$300,000.00/ACRE AND READY FOR IMMEDIATE POSSESSION.