



**GRASSROOTS**  
REALTY GROUP

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**95 Knox Road**  
**Rural Northern Sunrise County, Alberta**

**MLS # A2203072**



**\$210,000**

<b>Division:</b>	NONE
<b>Lot Size:</b>	4.52 Acres
<b>Lot Feat:</b>	Cul-De-Sac, Irregular Lot, Level, Pie Shaped Lot
<b>By Town:</b>	Peace River
<b>LLD:</b>	23-83-21-W5
<b>Zoning:</b>	MSG
<b>Water:</b>	Public
<b>Sewer:</b>	None
<b>Utilities:</b>	Electricity at Lot Line, Water At Lot Line, Natural Gas at Lot Line

This level and cleared and ready to develop 4.52 acre parcel of land only minutes from the Town of Peace River is now available. Located at the back of a cul-de-sac, you will find this to be one of the largest lots in the subdivision. The services are all at the property line and even include County water and fibre optics. Just off of busy Highway 2 and Secondary Highway 688, you will find easy access in and out. Looking to relocate your business to a larger place or thinking of setting up shop, then take a closer look at this priced to sell option.