

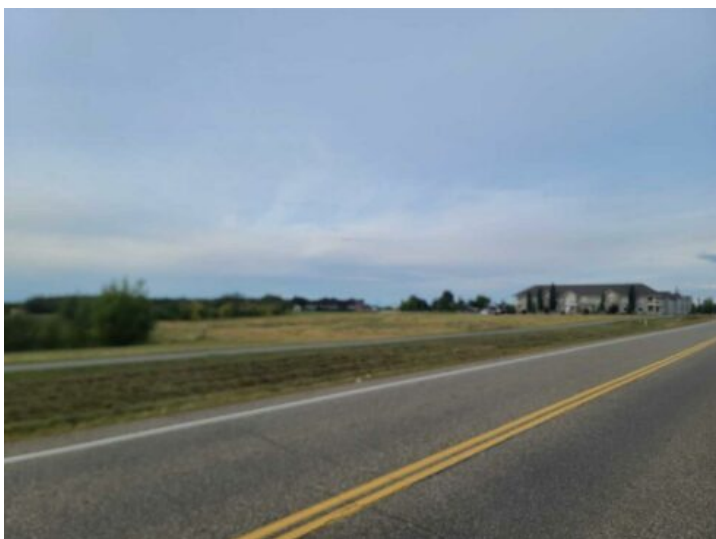


**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
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**4901 59 Street  
Grimshaw, Alberta**

**MLS # A2205337**



**\$110,000**

**Division:** NONE

**Lot Size:** 3.95 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** R-3

**Water:** -

**Sewer:** -

**Utilities:** -

With the demand for housing growing in the area, now may be the time to invest in building a condo/apartment living complex and this lot on the West side of Grimshaw would be perfect for exactly that. The current owner has worked on developing this lot to build higher density housing and some of the work includes the building of a storm water containment pond and investments in the adjacent roadway and upgrades to a class 3 intersection to allow for increased levels of traffic into the subdivision. With lots of those big projects out of the way, the new owner can come in and pick up where the current owner left off and get to work building. With plenty of flat land here and ready to work, all you need to do is bring your ideas! Call today to find out more!