



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**NW 5-45-6-W4TH**  
**Rural Wainwright No. 61, M.D. of, Alberta**

**MLS # A2240698**



**\$2,154,500**

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**Division:** NONE

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**Lot Size:** 86.18 Acres

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**Lot Feat:** -

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**By Town:** Wainwright

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**LLD:** 5-45-6-W4

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**Zoning:** M1

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**Water:** None

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**Sewer:** None

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**Utilities:** -

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ATTENTION DEVELOPERS/INVESTORS! 86.18 acres located on the northern outskirts of Wainwright. Parcel of land recently annexed by the Town of Wainwright and is currently zoned light industrial, however, there is opportunity for potential investor/developer to have parcel rezoned in accordance with the Town of Wainwright zoning bylaws. A proposed Town of Wainwright land use plan is available for viewing. As the Town of Wainwright has opted to no longer be involved in the development and sale of industrial lots, this is a great investment opportunity for future development. There also are no more industrial serviced lots for sale from the Town of Wainwright, again making this parcel of land a great investment for future private development!