



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**SE-20-71-6-W6**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2273801**



**\$5,525,000**

**Division:** NONE

**Lot Size:** 85.10 Acres

**Lot Feat:** -

**By Town:** Grande Prairie

**LLD:** 20-71-6-W6

**Zoning:** AG

**Water:** None

**Sewer:** -

**Utilities:** -

Rare de-risked industrial land on Grande Prairie's thriving West end. This 85 acre parcel is one of the most development ready sites currently available. The Area Structure Plan is fully approved, providing a clear path to subdivision and development for 25 market ready industrial lots. All major hurdles are cleared, the land already boasts major paved access roads and the high cost of transportation levies are paid in full. Located strategically just outside city limits, the site offers superior speed-to-market and immediate infrastructure advantage for a developer or end-user seeking a substantial foothold in the economic hub of Northern Alberta.