



GRASSROOTS

REALTY GROUP

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16-60051 HWY 668
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2279890

\$904,500



Division: Minhas Industrial Park

Lot Size: 4.02 Acres

Lot Feat: -

By Town: Grande Prairie

LLD: 36-70-6-W6

Zoning: RM2

Water: Public

Sewer: Public Sewer

Utilities: Electricity at Lot Line, Water At Lot Line, Fiber Optics at Lot Line, Natural Gas at Lot Line

4.02 acres of RM2 industrial land, fully serviced with city water and sewer, power, gas, and Telus fiber optic internet. Strategically located on the south end of Grande Prairie along Secondary Highway 668, just 2 miles from Highway 40, offering excellent access to service the active oil and gas regions south of GP, including Kakwa, Gold Creek, and Karr, within the Montney Formation and Alberta Deep Basin. Competitively priced at \$225,000 per acre, this parcel provides an ideal location to establish your business close to where the activity is. Enjoy the convenience of city services with no need for a septic system or well water. High-speed fiber optic internet allows for remote monitoring of projects and operations while providing the bandwidth required for peak performance. Secure your stake in South Grande Prairie's growing industrial corridor supporting oil and gas, forestry, and potential future AI-related services. Two additional lots to the west are also available for a combined total of 17.81 acres, and highway frontage RM2 parcels in this subdivision are available up to 16 acres at \$260,000 per acre.