

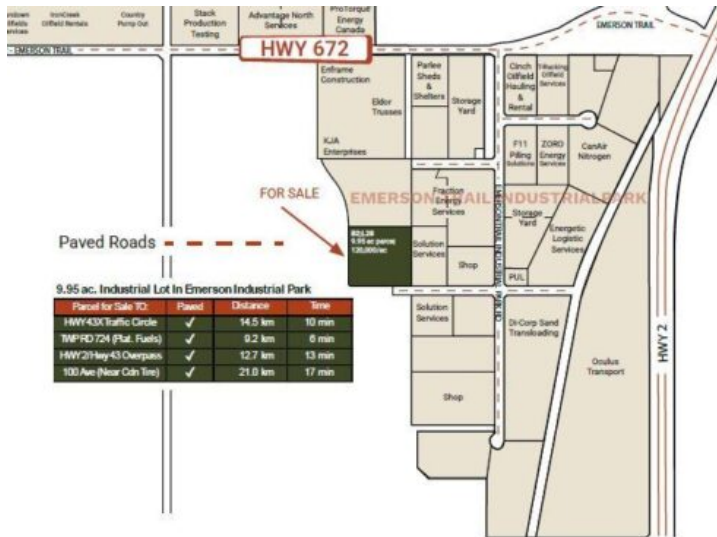


GRASSROOTS

REALTY GROUP

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**B2, L27 Pt: NW-11-73-6-W6 Emerson Trail Industrial Pk RMLS # A2291579
Rural Grande Prairie No. 1, County of, Alberta**



\$2,535,600

Division: Emerson Trail Industrial Park

Lot Size: 21.13 Acres

Lot Feet: -

By Town: Grande Prairie

LLD: 11-73-6-W6

Zoning: RM-1

Water: None

Sewer: -

Utilities: -

Purchase 20-40 ac. Looking for a location that truly works? With a proven track record of 35+ companies operating along the Emerson Trail (HWY 672), this area has become popular to companies that want to avoid the frustration of city congestion and chose efficiency instead. Companies here benefit from smooth traffic flow, quick access to major routes, and time-saving logistics, allowing operations to run without the daily friction of urban bottlenecks. Nearby fuel services, combined with fast access to HWY 2 and HWY 43, have given this subdivision the fundamentals needed that has stood the test of time. The result is clear social proof—35+ established businesses and counting—all choosing efficiency over congestion. Here is 21.13 acres. Make your business work here. Add GST to price. Contact your commercial agent to learn more.