



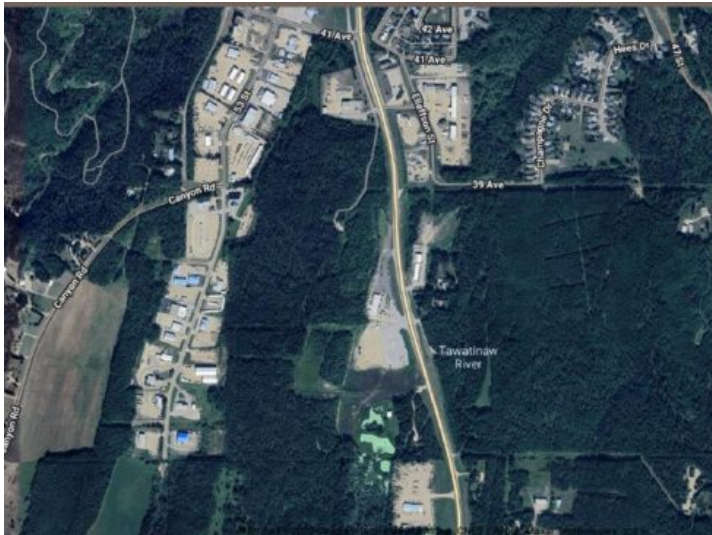
**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**3600 Canyon Road  
Athabasca, Alberta**

**MLS # A2296016**



**\$795,900**

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**Division:** Athabasca Town

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**Lot Size:** 53.00 Acres

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**Lot Feat:** -

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**By Town:** -

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**LLD:** -

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**Zoning:** GI

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**Water:** -

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**Sewer:** -

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**Utilities:** -

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Own approximately 53 acres (+&ndash;) of IG-zoned land in Athabasca&mdash;an exceptional opportunity for investors, developers, or businesses looking to secure Industrial General land for future use. This unserviced parcel offers outstanding flexibility for a wide range of industrial applications, with strong long-term growth potential. Whether you&rsquo;re planning future development or land banking, this property provides scale and versatility rarely found in the market. 33 unserviced IG-zoned lots available with separate titles, offering excellent opportunities for expansion or phased development. Strategically located with convenient access to key transportation routes, making it ideal for a variety of industrial uses.