



**GRASSROOTS**

REALTY GROUP

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**W4TH-RNG14-TWP66-SEC 36, HWY 881 TWP 670  
Lac La Biche, Alberta**

**MLS # A2297714**



**\$149,900**

**Division:** Lac La Biche

**Lot Size:** 13.28 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** Agricultural

**Water:** -

**Sewer:** -

**Utilities:** -

This unique 13.28 acre piece of land is a triangular shape sits on HWY 881 bypass across from other business, or a shop and is located next a residential property. If it were to be rezoned, it would be ideal for a business as it is located in a high traffic area with some businesses across the road, and on the outskirts of town! Power and natural gas are available. It is presently zoned as agricultural with low taxes.