



GRASSROOTS
REALTY GROUP

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**LOT 1 & 2, SW-15-78-5-W6 45 Ave
Rycroft, Alberta**

MLS # A2308379



\$350,000

Division: NONE

Lot Size: 10.08 Acres

Lot Feat: Open Lot, See Remarks

By Town: Rycroft

LLD: 15-78-5-W6

Zoning: RC

Water: -

Sewer: -

Utilities: -

Position your next development for success with this 10.8-ACRE commercial opportunity in Rycroft, Alberta. Zoned RC, this expansive parcel offers excellent flexibility for a wide range of commercial or industrial uses. Comprised of TWO INDIVIDUALLY TITLES LOTS , this property provides the added advantage of being purchased together or separately—offering flexibility for investors, developers, or end users with phased plans. Strategically located with direct exposure to the highway, the property provides outstanding visibility across both lots—ideal for businesses seeking high traffic exposure and accessibility. The site is further enhanced by its proximity to a bordering rail spur, presenting a valuable advantage for operations requiring efficient shipping and logistics capabilities. With utilities available at the property line, this site is primed for development and ready to support your vision. Whether you're planning a large-scale commercial build, industrial yard, or future investment hold, this property offers the space, location, and infrastructure to bring your plans to life. A rare opportunity to secure a highly visible and well-positioned land holding in a growing Northern Alberta corridor.