



GRASSROOTS

REALTY GROUP

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**65041 Highway 43 Township
Grande Prairie, Alberta**

MLS # A2311297



\$3,500,000

Division: Mountview Business Park

Lot Size: 152.22 Acres

Lot Feat: -

By Town: -

LLD: 19-71-6-W6

Zoning: AGRSA, IHRSA

Water: -

Sewer: -

Utilities: -

Rare opportunity to secure 152.22 titled acres positioned along Highway 43 on the east edge of Grande Prairie with excellent exposure and long-term development potential. The property currently generates multiple income streams including \$6,250 per annum from the farmable acreage, \$1,800 per annum in advertising revenue, and additional rental income from the developed industrial yard improvements. The site includes a 50' x 100' heated Quonset featuring four 16'W x 16'H overhead doors, radiant heat, sumps, bathroom with shower, well water, septic system, 200-amp power, and natural gas service. A second 50' x 100' cold storage Quonset includes a 16'W x 20'H overhead door for additional storage capacity. Total annual revenue including CAM recovery is approximately \$97,950. Opportunities offering this combination of frontage, income, and future upside are increasingly difficult to find—call your Commercial Realtor today for more information.