



GRASSROOTS

REALTY GROUP

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**Range Road 142 Parker Road SW
Lac La Biche, Alberta**

MLS # A2322795



\$1,379,700

Division: NONE

Lot Size: 30.66 Acres

Lot Feat: -

By Town: -

LLD: 2-67-14-W4

Zoning: Commercial

Water: See Remarks

Sewer: -

Utilities: See Remarks

MASSIVE 30.66-ACRE INDUSTRIAL DEVELOPMENT REAL ESTATE IN SENTINEL INDUSTRIAL PARK! Seize one of the largest development-ready parcels in Lac La Biche's premier industrial hub. Spanning an impressive 30.66 acres, this premium property has been entirely cleared and leveled, offering an unmatched canvas for immediate, large-scale construction. Adding immense value and security, half of the property is already fully fenced and gated, providing a secure perimeter for a compound or laydown yard right out of the gate. Strategically located right off the major transportation corridor of Highway 55, it provides seamless heavy-haul logistics for manufacturing, transport hubs, or oilfield services. Essential utilities are conveniently located at the property line, with municipal water and sewer lines running nearby. Save hundreds of thousands in site preparation and security costs—invest in this premier industrial asset today!