



GRASSROOTS
REALTY GROUP

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RGE RD 61
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2339849



\$1,179,000

Division: Minhas Industrial Park

Lot Size: 3.93 Acres

Lot Feat: -

By Town: Grande Prairie

LLD: 35-70-6-W6

Zoning: RM2

Water: Public

Sewer: Public Sewer

Utilities: Electricity at Lot Line, Water At Lot Line, Fiber Optics at Lot Line, Natural Gas at Lot Line

3.93 acres FENCED AND GRAVELLED RM2 Industrial land, ON PAVEMENT fully serviced with city water and sewer, power, gas, and Telus fiber optic internet, ideally suited for industrial, oilfield, and forestry service companies operating in Northern Alberta. Strategically located on the south end of Grande Prairie along Secondary Highway 668 and just 2 miles from Highway 40, this site offers efficient access to the Montney Formation and Alberta Deep Basin, including the active Kakwa, Gold Creek, and Karr areas. Priced competitively at \$300,000 per acre AND ALREADY FENCED AND GRAVELLED(\$75,000/ ACRE VALUE), the property provides a cost-effective opportunity to establish or expand operations close to key resource activity while benefiting from full city services with no requirement for wells or septic systems. High-speed fiber optic connectivity supports modern industrial operations, remote monitoring, and data-intensive applications. This location secures a long-term position in South Grande Prairie's established and growing industrial corridor serving oil and gas, forestry, and future technology-driven services. NEED SOMETHING LARGER OR HWY FRONTAGE? UP TO 22 ACRES AVAILABLE JUST DOWN THE ROAD!