



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

28-60051 HWY 668
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2342419



\$858,750

Division: Minhas Industrial Park

Lot Size: 6.87 Acres

Lot Feat: -

By Town: Grande Prairie

LLD: 36-70-6-W6

Zoning: RM2

Water: None

Sewer: -

Utilities: -

6.87 acres of Frontage along Resources Road ZONED RM2 INDUSTRIAL @125k /ACRE! .Well-suited for industrial, oilfield, and forestry service companies operating across Northern Alberta. Fronting Secondary Highway 668 and approximately two miles from Highway 40, the property provides efficient access to the Montney Formation and Alberta Deep Basin, including the active Kakwa, Gold Creek, and Karr areas.. Positioned within South Grande Prairie's established and rapidly growing industrial corridor, this location offers long-term value and strong demand fundamentals. Parcels can be subdivided to suit, with an estimated 60-day timeline to title. For buyers requiring immediate development, additional parcels are available to the west, including 4.02 acres, 4.95 acres, and 8.8 acres, several of which are already fenced and partially gravelled and ready for construction, priced at \$225,000 per acre. Looking for fully serviced frontage? We have 16 acres to the north, fully serviced ready to subdivide to fit your needs competitively priced @260k/ acre. Want fully fenced fully graveled, we have on pavement options for 300k / acre!