



**GRASSROOTS**

REALTY GROUP

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14366 Twp Rd 665  
Lac La Biche, Alberta

MLS # A2169894



**\$199,000**

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**Division:** Lac La Biche

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**Lot Size:** 4.13 Acres

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**Lot Feat:** -

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**By Town:** -

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**LLD:** -

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**Zoning:** Rural Industrial District

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**Water:** -

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**Sewer:** -

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**Utilities:** -

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Prime Industrial Land Opportunities &ndash; Just 7km from Lac La Biche! Located in the Lac La Biche Rural Industrial Sector, these five parcels of vacant land are ideally situated for commercial or industrial ventures. Four of the parcels are 4.13 acres, with most western parcel being 4.09 acres, offering ample space for development. Positioned right off Highway 663 and Township Road 665, these properties provide convenient access to major routes, including the NW corner lot with frontage along both roads. Each parcel is mostly cleared, with some treed areas primarily on the northern side, adding a natural buffer. This prime location offers excellent potential for businesses looking to expand or start new projects in a thriving industrial zone. Whether you're a local business looking to grow or seeking a strategic investment, this land provides endless possibilities.