

# **\$1,534,500 - 12, 60051 668 Highway, Rural Grande Prairie No. 1, County of**

---

MLS® #A2135206

**\$1,534,500**

0 Bedroom, 0.00 Bathroom,  
Land on 4.95 Acres

Minhas Industrial Park, Rural Grande Prairie  
No. 1, County of, Alberta

4.95+/- ACRES STRATEGICALLY LOCATED ON THE SOUTHSIDE OF GRANDE PRAIRIE, AB. THIS MEDIUM SIZED FENCED & GRAVELLED (RM-2) INDUSTRIAL ZONING LOT OFFERS DIRECT ACCESS TO HWY.40 WHICH IS THE MAIN ACCESS POINT TO THE VAST RESOURCES & INDUSTRY SITES IN THE AREA. CITY WATER & SEWER SERVICES ARE ACCESSIBLE FOR THIS LOT. ECONOMIC INDICATORS ARE SHOWING VERY POSTIIVE TRENDS FOR MANY INDUSTRIES AND NOW MIGHT BE THE TIME TO CONSIDER EXPLORING THE OPTIONS IN THE AREA WITH LOT SIZES VARRYING FROM TWO(2) UP TO TWENTY-TWO(22) ACRES WITH FRONTAGE LOTS AVAILABLE AS WELL THERE ARE NUMEROUS OPTIONS IN THIS DEVELOPMENT TO FIT YOUR NEEDS. VENDOR IS WILLING TO CONSIDER BUILD TO SUIT OPTIONS ON THE PURCHASE & LEASE SIDE. EXISTING INDUSTRIAL FACILITIES & BUILD READY LOTS TO THE SOUTH OF GRANDE PRAIRIE ARE VERY HARD TO FIND AND STREAMLINING LOGISTICS CAN BE A HUGE PLUS FOR YOUR COST OF OPERATIONS. CAN ALSO PROVIDE A GREAT OPTION AS A SECONDARY EQUIPMENT STORAGE OR LAY-DOWN YARD TO COMPLIMENT THE EXISTING INFRASTRUCTURE YOU



ALREADY HAVE IN PLACE. THIS LOT IS PRICED AT \$310,000.00/ACRE AND READY FOR IMMEDIATE POSSESSION.

**Essential Information**

MLS® #	A2135206
Price	\$1,534,500
Bathrooms	0.00
Acres	4.95
Type	Land
Sub-Type	Industrial Land
Status	Active

**Community Information**

Address	12, 60051 668 Highway
Subdivision	Minhas Industrial Park
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8V 3Y1

**Additional Information**

Date Listed	May 28th, 2024
Days on Market	328
Zoning	RM-2

**Listing Details**

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.