

# **\$1,286,400 - 16, 60051 668 Highway, Rural Grande Prairie No. 1, County of**

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MLS® #A2135208

**\$1,286,400**

0 Bedroom, 0.00 Bathroom,  
Land on 4.02 Acres

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

4.02 +/- ACRES STRATEGICALLY LOCATED ON THE SOUTHSIDE OF GRANDE PRAIRIE, AB. THIS 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 POSITIVE TRENDS FOR MANY INDUSTRIES AND NOW MIGHT BE THE TIME TO CONSIDER EXPLORING THE OPTIONS IN THE AREA WITH LOT SIZES VARYING FROM TWO(2) 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 COMPLEMENT THE EXISTING INFRASTRUCTURE YOU



ALREADY HAVE IN PLACE. THIS LOT IS  
PRICED AT \$320,000.00/ACRE AND READY  
FOR IMMEDIATE POSSESSION.

### Essential Information

MLS® #	A2135208
Price	\$1,286,400
Bathrooms	0.00
Acres	4.02
Type	Land
Sub-Type	Industrial Land
Status	Active

### Community Information

Address	16, 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	329
Zoning	RM-2

### Listing Details

Listing Office	RE/MAX Grande Prairie
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