

**45 Knox Road
Rural Northern Sunrise County, Alberta****MLS # A2255846****\$243,000****Division:** NONE**Lot Size:** 3.24 Acres**Lot Feat:** -**By Town:** Peace River**LLD:** 23-83-21-W5**Zoning:** RM**Water:** Co-operative**Sewer:** -**Utilities:** Natural Gas, High Speed Internet, Water

High exposure industrial lots conveniently located just off Highway 2. Excellent highway access. Lots ranging from 2.43 to 3.14 acres. Utilities and services are available and the municipality is motivated to work with companies and developers to get their business started. They also offer some of the lowest taxes in the area and have tax deferral programs available. Seller is involved with the construction of steel buildings and structures and is willing to build to suit.