

**NE-35-72-6-W6****MLS # A2277596****Rural Grande Prairie No. 1, County of, Alberta****\$1,550,000****Division:** NONE**Lot Size:** 14.88 Acres**Lot Feat:** Cleared**By Town:** Clairmont**LLD:** 35-72-6-W6**Zoning:** RM-2**Water:** None**Sewer:** -**Utilities:** -

14.88 acres of RM2-zoned commercial land with prime Highway 2 frontage, offering exceptional exposure and accessibility. This elevated site on Mercer Hill provides some of the best panoramic views in the Peace Country, along with outstanding visibility for your business. Conveniently located just 5km north of Grande Prairie, with easy access to both Highway 43 and Highway 2, the property is well-positioned for a variety of rural medium industrial. Minimal gravel road travel, with only 220 meters from Highway 2 to the property entrance. An added benefit is \$15,000 in annual oil revenue, which this contract is fully transferable to the new owner. Opportunity awaits—secure this highly visible commercial site and build your future business today. Contact your Commercial Realtor® today! Note: Property taxes are subject to change since the levy is a specific grandfathered farmland usage rate.