

12-60051 HWY 668**MLS # A2280012****Rural Grande Prairie No. 1, County of, Alberta****\$1,113,750****Division:** Minhas Industrial Park**Lot Size:** 4.95 Acres**Lot Feat:** -**By Town:** Grande Prairie**LLD:** 36-70-6-W6**Zoning:** RM2**Water:** Public**Sewer:** Public Sewer**Utilities:** Electricity at Lot Line, Water At Lot Line, Fiber Optics at Lot Line, Natural Gas at Lot Line

Offered for sale is 4.95 acres of fully serviced RM2 industrial land that is fenced and partially graveled, with city water and sewer, power, natural gas, and Telus fiber optic internet, making it well suited for industrial, oilfield, and forestry service companies operating in Northern Alberta. The property is strategically located on the south end of Grande Prairie along Secondary Highway 668 and approximately two miles from Highway 40, providing efficient access to the Montney Formation and Alberta Deep Basin, including the active Kakwa, Gold Creek, and Karr areas. Priced competitively at \$225,000 per acre, this site offers a cost-effective opportunity to establish or expand operations near major resource activity while benefiting from full city services with no requirement for wells or septic systems. High-speed fiber connectivity supports modern industrial operations, remote monitoring, and data-intensive applications. The location secures a long-term position within South Grande Prairie's established and growing industrial corridor serving oil and gas, forestry, and emerging technology-driven services, with two additional lots available to the east for a combined total of 17.81 acres and additional highway frontage RM2 parcels in the subdivision available up to 16 acres at \$260,000 per acre.