

28-60051 HWY 668**MLS # A2280866****Rural Grande Prairie No. 1, County of, Alberta****\$858,750****Division:** Minhas Industrial Park**Lot Size:** 6.87 Acres**Lot Feat:** -**By Town:** Grande Prairie**LLD:** 36-70-6-W6**Zoning:** RM2**Water:** None**Sewer:** -**Utilities:** -

6.87 acres of Frontage along Resources Road ZONED RM2 INDUSTRIAL @125k /ACRE! .Well-suited for industrial, oilfield, and forestry service companies operating across Northern Alberta. Fronting Secondary Highway 668 and approximately two miles from Highway 40, the property provides efficient access to the Montney Formation and Alberta Deep Basin, including the active Kakwa, Gold Creek, and Karr areas.. Positioned within South Grande Prairie's established and rapidly growing industrial corridor, this location offers long-term value and strong demand fundamentals. Parcels can be subdivided to suit, with an estimated 60-day timeline to title. For buyers requiring immediate development, additional parcels are available to the west, including 4.02 acres, 4.95 acres, and 8.8 acres, several of which are already fenced and partially gravelled and ready for construction, priced at \$225,000 per acre. Looking for fully serviced frontage? We have 16 acres to the north, fully servivced ready to subdivide to fit your needs competititly priced @260k/ acre.