

# \$3,800,000 - A&b, 62068 722 Township, Rural Grande Prairie No. 1, County of

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MLS® #A2170942

**\$3,800,000**

0 Bedroom, 0.00 Bathroom,  
Land on 7.87 Acres

NONE, Rural Grande Prairie No. 1, County of,  
Alberta

HIGHWAY FRONTAGE! Directly South of Highway 43X you will find this 7.87 acre parcel. Zoning approved for GWC - commercial development along high visibility arterial corridors, which serve as entrance routes to residential neighbourhoods in the County. Meaning for potential development of hotels, retail stores, gas stations, and so much more! The full piece would make a great location for an Amazon warehouse or an IKEA franchise. Subdivision plans have been approved to subdivide this parcel into 1.97 acre lots if a buyer wishes for less land. Power and gas already available at the property well water access.

## Essential Information

MLS® #	A2170942
Price	\$3,800,000
Bathrooms	0.00
Acres	7.87
Type	Land
Sub-Type	Commercial Land
Status	Active

## Community Information

Address	A&b, 62068 722 Township
Subdivision	NONE



City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 4L6

### **Additional Information**

Date Listed	October 4th, 2024
Days on Market	195
Zoning	GWC

### **Listing Details**

Listing Office	Real Broker
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