

**61039 HWY 672**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2131953**



**\$375,000**

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**Division:** Emerson Trail Industrial Park

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**Lot Size:** 5.34 Acres

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**Lot Feat:** -

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**By Town:** Sexsmith

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**LLD:** 11-73-6-W6

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**Zoning:** RM-4

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**Water:** Well

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**Sewer:** Open Discharge

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**Utilities:** Natural Gas

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5.34 acre Industrial lot, aggressively priced to sell at only \$70,000 per acre. This property already has a well, residential power, gas, septic, a very large paved approach and a 24' W X 28' L garage. All pavement up to this lot and is located just off busy Emerson Trail with quick access to all major routes around Grande Prairie. Owner can also build a shop to suit as part of the purchase