

# \$2,850,000 - Se 15-72-5-w6 .., Rural Grande Prairie No. 1, County of

---

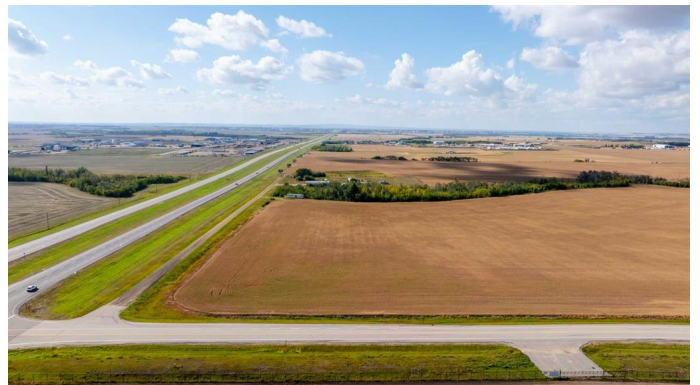
MLS® #A2165260

**\$2,850,000**

0 Bedroom, 0.00 Bathroom,  
Land on 138.07 Acres

Hawker Industrial Park, Rural Grande Prairie  
No. 1, County of, Alberta

This expansive 138-acre AG-zoned property is a rare opportunity for future development, ideally positioned with unbeatable frontage along Highway 43. As part of an already approved Area Structure Plan (ASP), this land offers immense potential for investors and developers alike. With convenient access from Range Road 52 and proximity to the established Hawker Industrial Parks, this quarter section provides all the benefits of a large-scale property for the cost of a single lot. The infrastructure is already in the area, with municipal water, Telus fiber, Atco gas, and electricity services available on neighboring lots, saving time and money. Whether you're looking to develop or invest, this property is ready to move forward with significant sunk costs already invested. Don't miss out on this rare opportunity! Contact a Commercial Realtor® today to explore this prime development-ready land.



## Essential Information

MLS® #	A2165260
Price	\$2,850,000
Bathrooms	0.00
Acres	138.07
Type	Land

Sub-Type	Commercial Land
Status	Active

**Community Information**

Address	Se 15-72-5-w6 ..
Subdivision	Hawker Industrial Park
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 0T1

**Additional Information**

Date Listed	October 1st, 2024
Days on Market	272
Zoning	AG

**Listing Details**

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.