

**ON Highway 43  
Grande Prairie, Alberta****MLS # A2234784****\$1,100,000****Division:** NONE**Lot Size:** 135.00 Acres**Lot Feat:** -**By Town:** Grande Prairie**LLD:** 23-71-7-W6**Zoning:** AG**Water:** -**Sewer:** -**Utilities:** -

135 acres located just West of Grande Prairie within city limits. A great location only 5 minutes from Costco and situated along Highway 43. Annual ATCO and Telus revenue. Discover an exceptional opportunity with this expansive parcel of land, perfectly positioned for commercial or industrial development. Boasting remarkable potential and nearly direct access to Highway 43, this property offers an enviable location for businesses seeking strategic advantages and convenient transportation links.