

Highway 723
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2181989



\$800,000

Division: NONE

Lot Size: 156.03 Acres

Lot Feat: -

By Town: Beaverlodge

LLD: 1-72-10-W6

Zoning: Ag

Water: -

Sewer: -

Utilities: -

An opportunity like this doesn't come along very often, a quarter of great farm land just outside the lovely town of Beaverlodge with pavement frontage on 2 sides. This quarter has been leased by the Beaverlodge Research Station for many years. Now that the lease has expired, the owner has decided this may be a good time to put it on the market. The possibilities are endless with this property because of the location. About 20 minutes from Grande Prairie. With Highway 723 running along the eastern boundary, it would be a great area to set up as an industrial subdivision with great access and great exposure. Because of the fantastic views offered, it would also make a great residential subdivision. It is quality farmland, so whether you farm it yourself or rent it out to area farmers, it should provide you a decent return. And of course it would make a wise investment for someone to purchase and hold, as the saying goes, "they don't make it anymore".