$750,000 - Nw 16 63 1 W4 Highway 55 West, Rural Bonnyville M.D.

MLS® #E4410876

$750,000

0 Bedroom, 0.00 Bathroom,
Rural on 147.52 Acres

Riverhurst, Rural Bonnyville M.D., AB

Exceptional opportunity with this 147.5-acre parcel located right on Highway 55 West, boasting outstanding highway exposure and proximity to oil companies. Situated only minutes away from Cold Lake and 4 Wing Back Gate, this prime location experiences high traffic flow. The property features approximately 1500 ft. of Highway 55 frontage, making it an ideal spot for a future venture, whether country residential or industrial (subject to MD of Bonnyville approval). Preliminary soil and groundwater conditions assessments have already been conducted on the property, providing valuable insights for potential development. Additionally, power is conveniently available at the property line, and gas within a close proximity. Seize this prime location to shape your future venture in a strategically positioned and promising area with excellent visibility and access. GST may be applicable.

Essential Information

MLS® #	E4410876
Price	$750,000
Bathrooms	0.00
Acres	147.52

Type	Rural
Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	Nw 16 63 1 W4 Highway 55 West
Area	Rural Bonnyville M.D.
Subdivision	Riverhurst
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9M 1P1

Exterior

Exterior Features	See Remarks

Additional Information

Date Listed	October 18th, 2024
Days on Market	289
Zoning	Zone 60