



NW 16 63 1 W4 HIGHWAY 55 WEST Rural Bonnyville M.D. AB

\$750,000

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. Please note that GST may be applicable. 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.

Listing Presented By:



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