



FOR SALE

8.99 ACRES HAWKER INDUSTRIAL PARK

FRONTAGE TO HIGHWAY 43

21, 722040 Range Road 51,
County of Grande Prairie
No. 1, AB

HIGHWAY 43

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THE OPPORTUNITY

- Located in Hawker Business Park, approximately 3 miles East of the municipal boundary of the Hamlet of Clairmont and approximately 2 miles Northeast of the municipal boundary of the City of Grande Prairie.
- Access to power, gas, telephone, municipal water and private septic services.
- Slightly irregular shaped parcel with +/- 454.13 feet (138.42m) of frontage and access from a subdivision road to the North, and +/- 455.08 feet (139.77m) of frontage on Highway 43 to the South.
- Depth of +/- 828.74 feet (252.60m) along the Eastern boundary and +/- 876.05 feet (267.02m) along the Western boundary of the parcel.

THE PROPERTY DETAILS

MUNICIPAL ADDRESS

21, 722040 Range Road 51,
County of Grande Prairie No. 1, AB

LEGAL DESCRIPTION

Lot 8, Block 1, Plan 152-4985 Southeast
Section 14 Township 72 Range 5 W6M

ZONING

RM-4 Highway Industrial District

MARKET

Hawker Industrial Park,
County of Grande Prairie

SITE SIZE

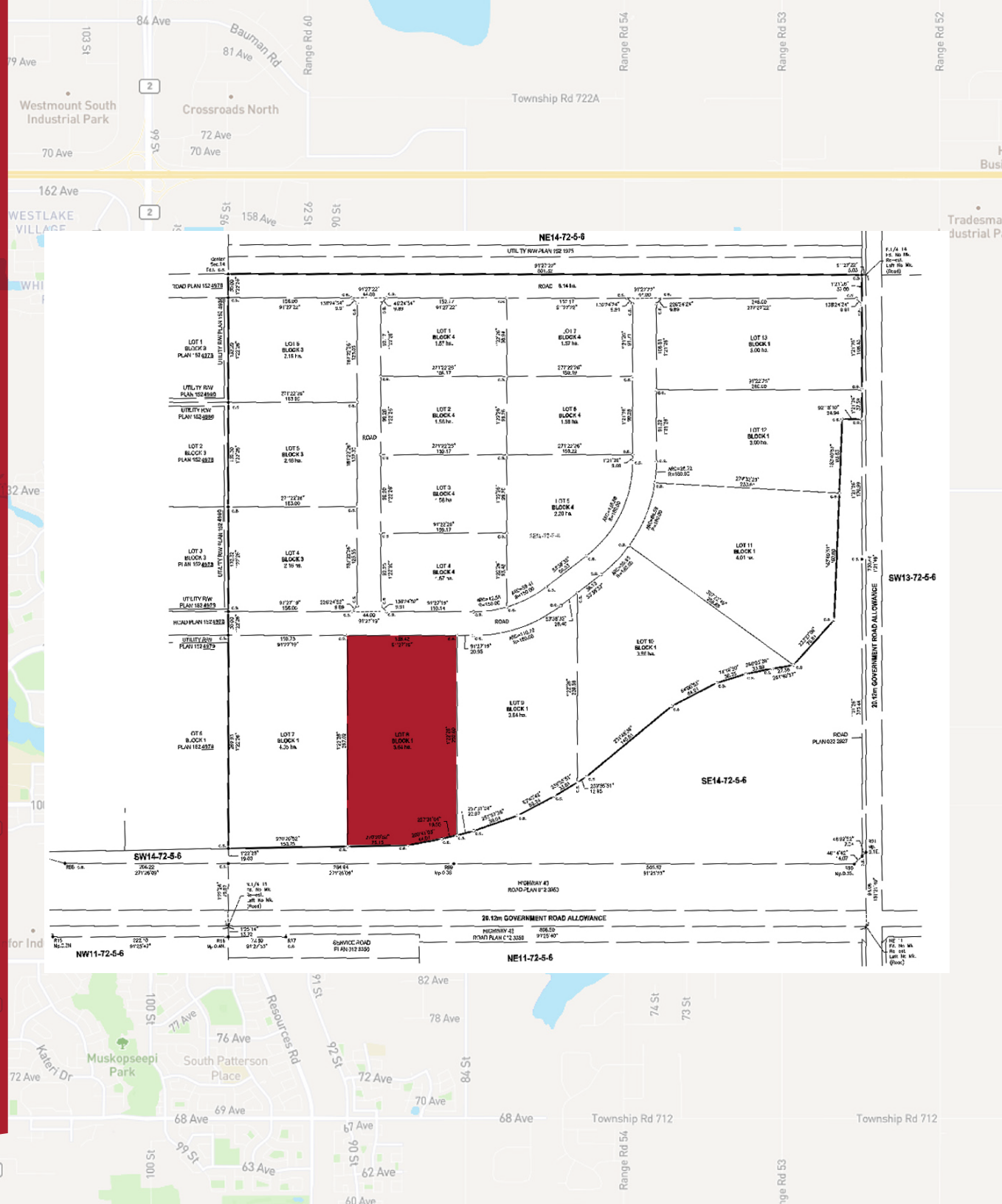
8.99 Acres

SALE PRICE

\$1,950,000

TAXES

\$24,103.81 (2022)



ZONING

RM-4 HIGHWAY INDUSTRIAL DISTRICT

PERMITTED USES

- Automotive/Recreation Vehicle Sales and Rental
- Convenience Food Store
- Gas Bar
- Industry/Manufacturing, Small Scale
- Utilities

DISCRETIONARY USES

- Accessory Buildings and Structures
- Banks/Financial Institution
- Cannabis Production and/or Distribution - refer to Section 3 (28, 30, 31)
- Cannabis Retail Sales - refer to Section 3 (29-31)
- Caterer
- Clinic
- Data Processing Establishment
- Day Care Facility
- Drive-through Restaurant
- Duplicating Shop
- Eating Establishment
- Equipment Rental/Repair
- Farmers'/Flea Market
- Food and/or Beverage Service Facility
- Hotels
- Motels
- Offices accessory to the principal industrial use of the land or building
- Office or Office Building
- Oilfield Support Services
- Printing Establishment
- Public Uses
- Recreation Facility, Commercial
- Recreation Facility, Outdoor
- Recreation Facility, Indoor
- Restaurant
- Retail Store
- Signs
- Storage, Outdoor
- Taxi Cab Establishment
- Theatre, Drive-In
- Truck Depot
- Transport/Truck Operation
- Truck Stop
- Vehicle Wash
- Veterinary Clinic
- Warehouse
- Warehouse Store
- Truck & Manufactured Home Sales and Rentals



DRIVE TIME AREA

GRANDE PRAIRIE | 14 MINS

YELLOWHEAD TRAIL | 3 HRS AND 40 MINS

EDMONTON | 4 HRS AND 21 MINS

HIGHWAY 43 | 1 MIN

GRANDE PRAIRIE

SITE

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