



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

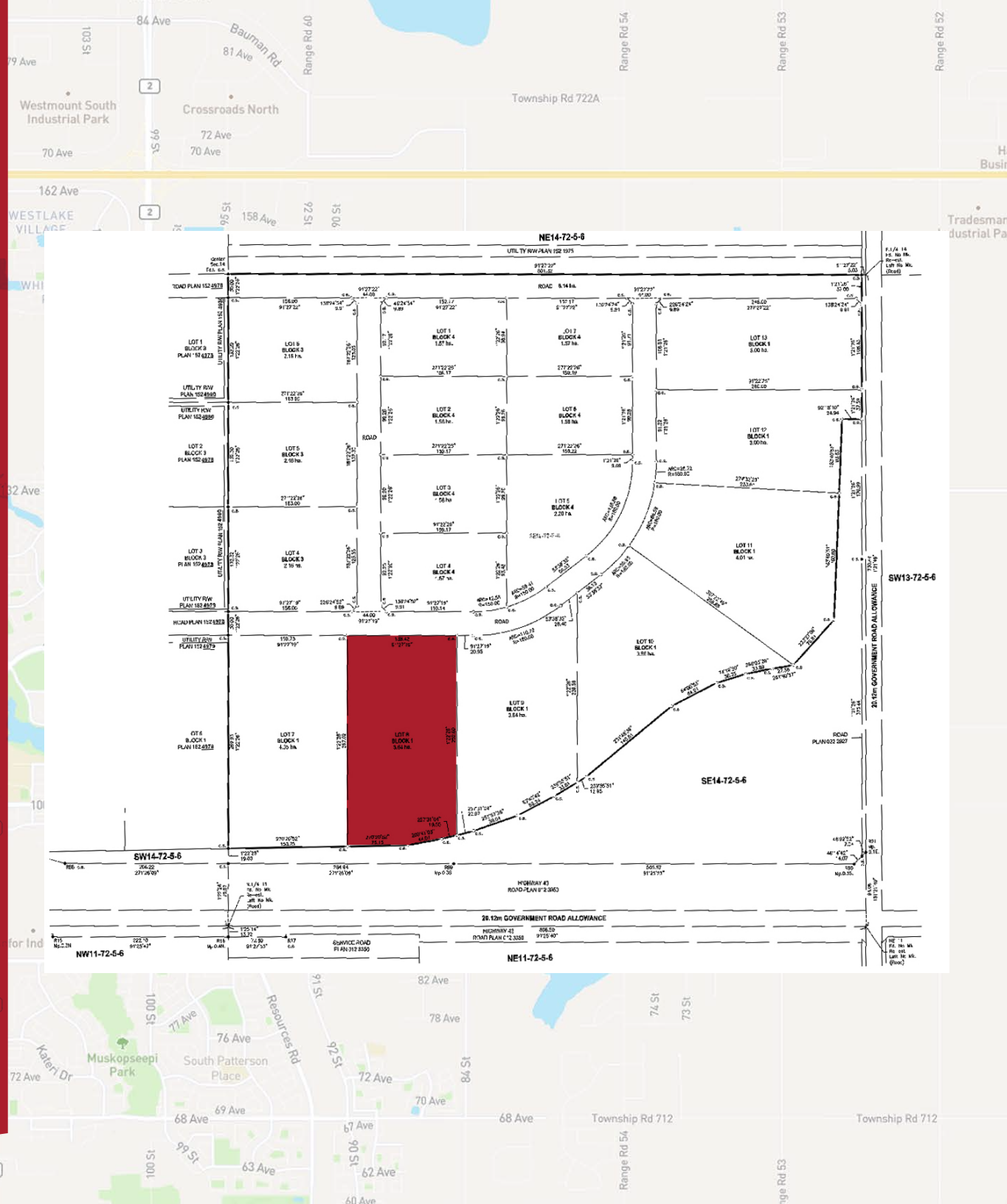
8.99 Acres

## 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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