

# **\$2,154,500 - Nw 5-45-6-w4th, Rural Wainwright No. 61, M.D. of**

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MLS® #A2240698

**\$2,154,500**

0 Bedroom, 0.00 Bathroom,  
Land on 86.18 Acres

NONE, Rural Wainwright No. 61, M.D. of,  
Alberta

## **ATTENTION DEVELOPERS/INVESTORS!**

86.18 acres located on the northern outskirts of Wainwright. Parcel of land recently annexed by the Town of Wainwright and is currently zoned light industrial, however, there is opportunity for potential investor/developer to have parcel rezoned in accordance with the Town of Wainwright zoning bylaws. A proposed Town of Wainwright land use plan is available for viewing. As the Town of Wainwright has opted to no longer be involved in the development and sale of industrial lots, this is a great investment opportunity for future development. There also are no more industrial serviced lots for sale from the Town of Wainwright, again making this parcel of land a great investment for future private development!

## **Essential Information**

MLS® #	A2240698
Price	\$2,154,500
Bathrooms	0.00
Acres	86.18
Type	Land
Sub-Type	Commercial Land
Status	Active

## **Community Information**



Address	Nw 5-45-6-w4th
Subdivision	NONE
City	Rural Wainwright No. 61, M.D. of
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T9W 1W1

### **Additional Information**

Date Listed	August 6th, 2025
Days on Market	6
Zoning	M1

### **Listing Details**

Listing Office	RE/MAX BAUGHAN REALTY
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