$2,500,000 - Ne;3;78;24; 5, Rural Smoky River No. 130, M.D. of

MLS® #A2204308

$2,500,000
0 Bedroom, 0.00 Bathroom,
Land on 51.60 Acres

NONE, Rural Smoky River No. 130, M.D. of, Alberta

Located in the heart of northern Alberta, this 51.60-acre property features a fully operationalÂ Class B gravel pitÂ with 500,000 tons of easily accessible gravel, making it an excellent investment opportunity. The site contains various high-quality aggregate types, ideal for construction, road building, and industrial projects. The property boastsÂ extensive riverfrontage along the Smoky River, offering direct water access and potential for future excavation, extraction, and a riverside development. A convenient boat launch adds further versatility to the site. The sale includes all the equipment required to continue operations seamlessly, including a gravel crushing spread, 10x30 platform scale, 2004 Cat 966 loader with scale, 2008 Cat 972 loader, 2005 Superior 80FT stacker, 1995 Cat 350L trackhoe, 1145 Cedar Rapids cone crusher with a 17-24 Baxter Jaw, 2017 Ford F350, portable welder, and a tool van and shed stocked with everything needed to operate the pit. With low annual taxes of just $915.21, this is aÂ turn-key opportunityÂ for investors, construction companies, or anyone looking to expand their operations in Albertaâ€™s resource sector. Contact us today for additional information or to schedule a site visit.

Essential Information

MLS® #	A2204308
Price	$2,500,000
Bathrooms	0.00
Acres	51.60
Type	Land
Sub-Type	Commercial Land
Status	Active

Community Information

Address	Ne;3;78;24; 5
Subdivision	NONE
City	Rural Smoky River No. 130, M.D. of
County	Smoky River No. 130, M.D. of
Province	Alberta
Postal Code	T0H 1S0

Additional Information

Date Listed	March 25th, 2025
Days on Market	38
Zoning	A

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals

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