



**GRASSROOTS**  
REALTY GROUP

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**5130, 5135, 5125 & 5115 40 Avenue  
Innisfail, Alberta**

**MLS # A2255098**



**\$2,350,000**

**Division:** Highway 2A

**Lot Size:** 7.63 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** HWY-C

**Water:** -

**Sewer:** -

**Utilities:** -

4 Adjacent Lots with Highway Exposure - 7.63 Total Acres or separately. There are 4 Lots available for lease or purchase, each ranging from 1.51-2.63 acres. Additionally, all four parcels of land (7.63 acres) are available for sale. Lot 9: 2.91 Ac | Lot 12: 1.63 Ac | Lot 13: 1.51 Ac | Lot 14: 1.58 Ac | This land development opportunity is located in the northeast corner of Innisfail and provides easy access and direct visibility to the highway which sees 30,000 VPD.