



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**On Highway 54
Innisfail, Alberta**

MLS # A2284877



\$289,900

Division: NONE

Lot Size: 1.07 Acres

Lot Feat: Cleared, Irregular Lot, Level, Open Lot, Triangular Lot

By Town: -

LLD: -

Zoning: RESERVED FOR FUTURE DEVEL

Water: -

Sewer: -

Utilities: -

Prime highway commercial development land on the south end of Innisfail, Alberta. This 1.07-acre vacant lot offers direct exposure to the QE2 Highway (Highway 2) and 50,000 cars per day, providing excellent visibility, high traffic counts, and easy access. The property is cleared, level, and shovel-ready, making it ideal for commercial development, highway commercial, service commercial, or investment land. Positioned at the gateway to Innisfail, this site is well suited for businesses serving local residents, commuters, and Calgary–Edmonton corridor traffic. Innisfail serves as a key gateway to Central Alberta and the West Country, offering direct access to surrounding rural communities, recreational destinations, and agricultural regions east and west of Highway 2. With a growing population, strong local economy, and proximity to Red Deer, this location provides an attractive base for businesses seeking regional reach and long-term growth.