



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**3201 52 Avenue  
Innisfail, Alberta**

**MLS # A2288635**



**\$1,799,000**

---

**Division:** NONE

---

**Lot Size:** 10.01 Acres

---

**Lot Feat:** -

---

**By Town:** -

---

**LLD:** -

---

**Zoning:** HWY-C

---

**Water:** -

---

**Sewer:** -

---

**Utilities:** -

---

Commercial Development Land in Innisfail Position your business for success with this 10-acre highway commercial property at the south entrance of Innisfail. Offering exceptional visibility along QE II and Highway 54, the site is fully serviced and ready for development. Ideal for a hotel, gas bar, automotive dealership, retail complex, or restaurant hub, this location provides unmatched access between Calgary & Edmonton in a growing, business-friendly community with strong infrastructure and competitive costs, a prime opportunity in the heart of Central Alberta.