



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**19 Mckenzie Drive
Rural Red Deer County, Alberta**

MLS # A2293902



\$2,550,000

Division: McKenzie

Lot Size: 9.61 Acres

Lot Feat: -

By Town: Penhold

LLD: 20-37-27-W4

Zoning: C-2

Water: Public

Sewer: -

Utilities: -

9.61-acre C-2 commercial development parcel at the Highway 2 and McKenzie Drive interchange in Gasoline Alley West — one of Central Alberta's most active and established commercial corridors. Direct highway visibility with over 30,000 vehicles per day on Highway 2. Municipal water, sewer, natural gas, electrical, and telecom all available at the lot line. No development permit has been issued, clean slate for the right developer. Off-site levies resolved.