



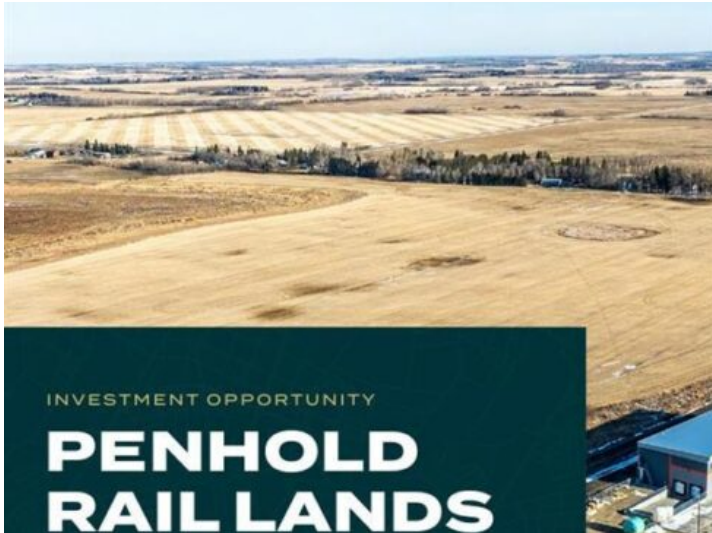
GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**36 NW Rural
Penhold, Alberta**

MLS # A2314867



\$4,500,000

Division: NONE

Lot Size: 114.06 Acres

Lot Feat: -

By Town: -

LLD: 36-36-28-W4

Zoning: UR

Water: -

Sewer: -

Utilities: -

An exceptional rail serviced industrial land opportunity strategically positioned in Penhold, Alberta. This 114-acre Site is situated 16 km south of Red Deer and equidistant between Calgary and Edmonton (roughly 140 kms from each). The Site is zoned I1 (Light Industrial) and I2 (Heavy Industrial), ready for immediate development. With approximately 92 developable acres, the Site has significant industrial potential with flexibility for phased growth or immediate large-scale operations. Key features include direct Highway 2A access, the CPR line abutting the eastern property boundary, and CN rail service potential. If residential development is desired, the Town of Penhold is open to an expedited land-use amendment process to support a comprehensively planned residential subdivision. Centrally located in the heart of Alberta's economic corridor. Within a 150 km radius, you can reach Edmonton's industrial and energy sector, Calgary's corporate headquarters and distribution networks, and Red Deer's regional commercial base. Full municipal services are available for tie-in, featuring an abundant water supply and power. Rare opportunity featuring CP Rail Infrastructure on site with CN Rail service potential. Ideal for bulk shipping, heavy industrial, and logistics-intensive businesses. Located approximately 3 km south of Red Deer Regional airport, ~120 km north of Calgary International Airport, and ~140 km south of Edmonton International Airport.