



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**Lot 12, 5135 40 Avenue
Innisfail, Alberta**

MLS # A2321095



\$517,000

Division: Highway 2A

Lot Size: 1.63 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: HWY-C

Water: -

Sewer: -

Utilities: -

Innisfail is conveniently located within the Calgary-Edmonton corridor, just off AB-2 only an hour and 15 minutes from downtown Calgary, and 2 hours from downtown Edmonton. 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. There are 4 Lots available for lease or purchase, each ranging from 1.51 to 2.63 acres. Additionally, all four parcels of land (7.63 acres) are available for sale. Some adjacent businesses include, Innisfail Chrysler Jeep Ram, Boston Pizza, Days Inn, Shoppers Drug Mart and No Frills Supermarket. ***Lots available: Lot 9: 2.91 Ac | \$ 893,000.00 === Lot 12: 1.63 Ac | \$ 517,000.00 === Lot 13: 1.51 Ac | \$ 470,000.00 === Lot 14: 1.58 Ac | \$ 493,500.00 *** Zoning: HWY -C Commercial District.