

FOR SALE

±7 Acres

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



LARGE CORNER RETAIL DEVELOPMENT SITE FOR SALE | LEASE-HOLD INTEREST

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ADDITIONAL INFORMATION

- Exposure to White Mud Drive and 231 Street
- Proximity to the River Cree Casino and multiple community amenities
- In proximity to multiple new residential communities
- City water and sanitary

Property Information

Municipal Address: SW Corner 231 Street and Whitemud Drive, Enoch, AB

Legal Description: NE-23-52-26-04

Lot Size: ±7 Acres

Zoning: Mixed-Use Commercial

Sale Price: Contact Lead Associate



Located next to a proposed 257 Acre mixed use development surrounding the River Cree Casino

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PROJECTS IN AREA

677 million in proposed and under construction projects in a 3km radius. With projects such as:

- River Cree Resort and Casino expansion
- Lewis Farms Recreation Centre
- Rosenthal Flats apartment building
- New K-6 School in Rosenthal

DEMOGRAPHICS (SUPPLIED BY COSTAR) 3KM RADIUS

- Estimated 2023 Population **19,961**
- Average household income **\$133,246**
- Median Age **35.3**

AVERAGE DAILY TRAFFIC COUNT

- 2024 AADT of 5,570 vehicles at 231 Street and Whitemud Drive intersection

<https://www.transportation.alberta.ca/mapping/>

Contact

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