

real

For Lease/Sale

5115 40 Avenue | Innisfail, Alberta

4 Adjacent Lots with Highway Exposure - 7.63 Total Acres



5115 40 Avenue, Innisfail AB

Development Opportunity - Mixed-Use: Retail, Office or Industrial

THE OFFERING

- 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 1.51-2.63 acres. Additionally, all four parcels of land (7.63 acres) are available for sale.
- Some adjacent business' include, Innisfail Chrysler Jeep Ram, Boston Pizza, Days Inn, Shoppers Drug Mart and No Frills Supermarket.

PROPERTY DETAILS

Lot Sizes + Price	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
District	NE Innisfail, Alberta
Legal Plan	0426753
Zoning	HWY-C Commercial District
Sale Price	1-4 Lots: Market Price
2023 Annual Taxes	\$18,085.00 (4 Lots)



Paul Ramikie ccim

Senior Associate /Associate Broker

Cell 403.607.7375 (Call or Text)

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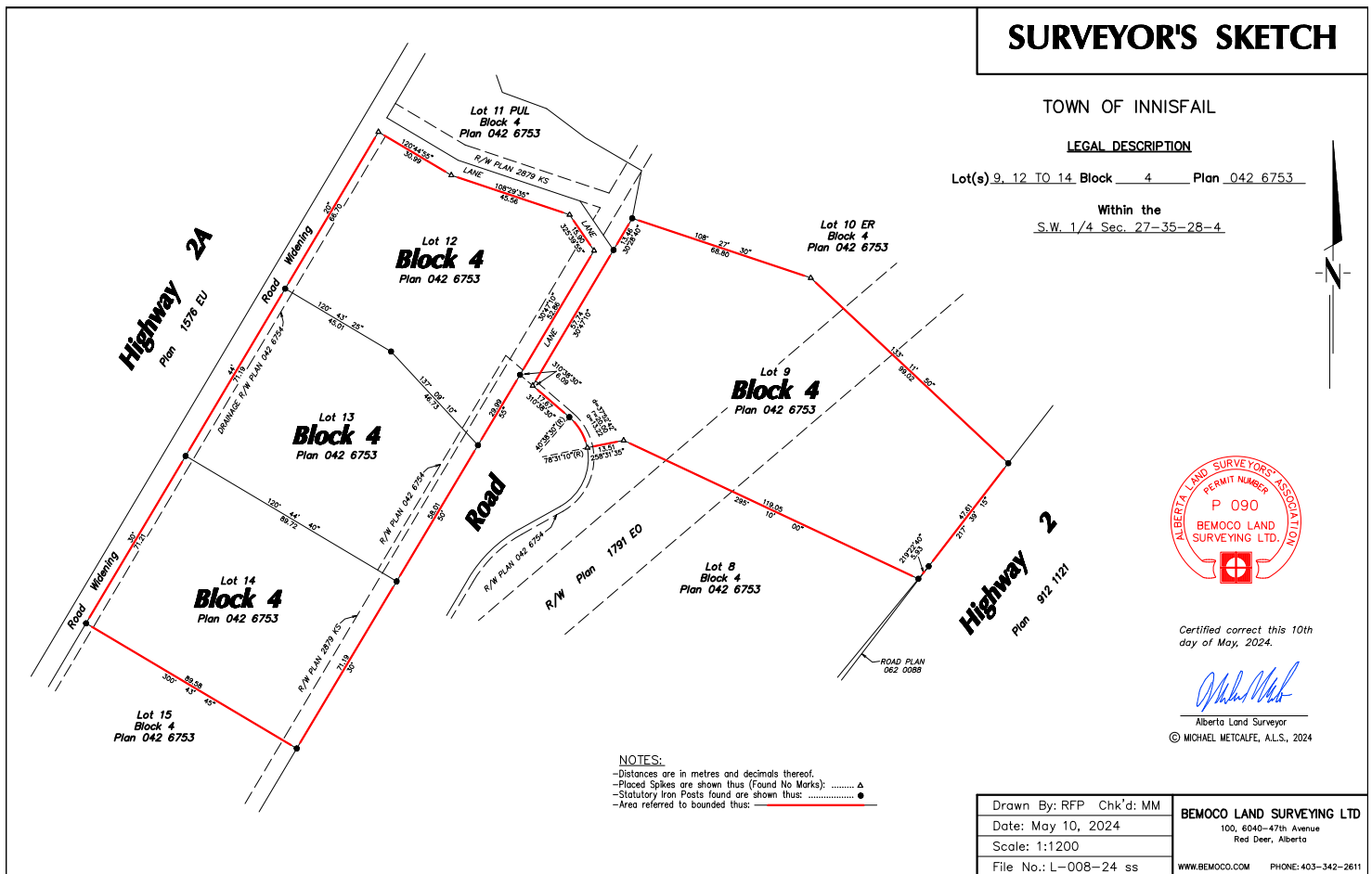
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NEIGHBORHOOD
Innisfail



POPULATION
8,450



MEDIAN AGE
46



HOUSEHOLD INCOME
\$76,500



TRAFFIC COUNT

27,500 VPD | Highway 2 South
4,410 VPD | Highway 2A South



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