

FOR SALE

COMMERCIAL DEVELOPMENT LAND

3201 52 Avenue, Innisfail, AB



PRICE FURTHER REDUCED

VTB FINANCING AVAILABLE

Commercial Development Land in Innisfail

Position your business for success with this 10-acre highway commercial property at the south entrance of Innisfail. Offering exceptional visibility along QE II and Highway 54, the site is fully serviced and ready for development.

Ideal for a hotel, gas bar, automotive dealership, retail complex, or restaurant hub, this location provides unmatched access between Calgary & Edmonton in a growing, business-friendly community with strong infrastructure and competitive costs, a prime opportunity in the heart of Central Alberta.

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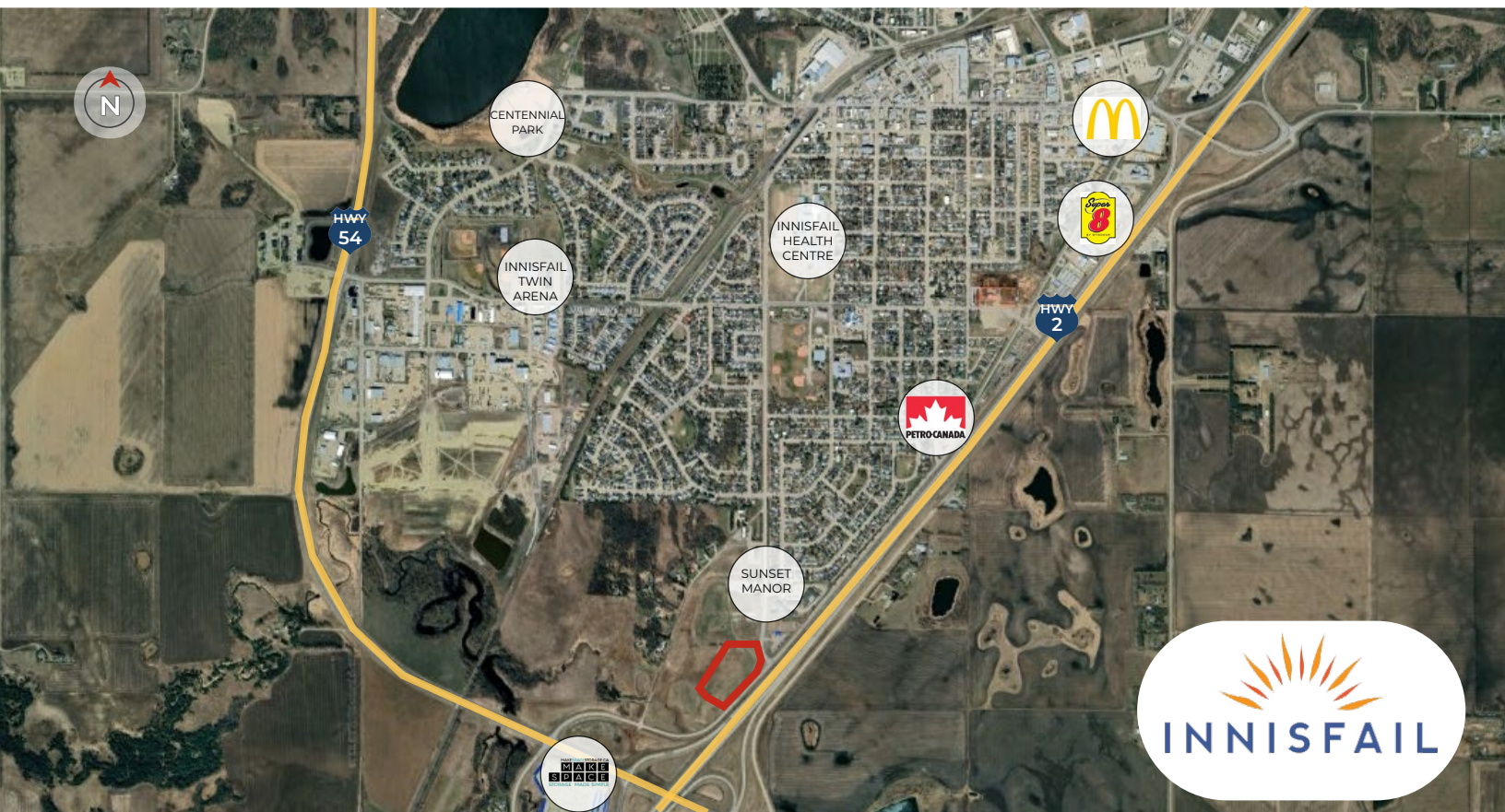


**ROYAL PARK
REALTY™**

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

For Sale | Commercial Development Land in Innisfail, AB



Highlights

- Prime visibility and access along QE II (Highway 2) and Highway 54
- Corner exposure with dual highway access
- Fully serviced frontage with existing water and sanitary connections
- Preliminary engineering approved
- Ideal for hotel, gas bar, automotive, retail or restaurant projects
- Lower land and servicing costs than Red Deer, Calgary, or Edmonton, with competitive tax rates
- Supported by a growing industrial base and strong local workforce
- Strategically located on the Calgary to Edmonton Corridor, just 15 minutes south of Red Deer and one hour north of Calgary

Property Details & Financials

MUNICIPAL ADDRESS	3201 52 Avenue, Innisfail, AB
LEGAL DESCRIPTION	Plan: 1923553; Block: 2; Lot: 32
ZONING	HWY-C (Highway Commercial)
SIZE	10.01 acres ±
SIGNAGE INCOME	\$8,000 per annum
SALE PRICE	\$1,999,000 (\$199,900/acre) \$1,899,050 (\$189,905/acre) \$1,799,000 (\$179,900/acre)
PROPERTY TAXES	\$3,857.05/yr (2025)

Innisfail Demographics



Population
8,714



Median Income
\$98,810



Median Age
45

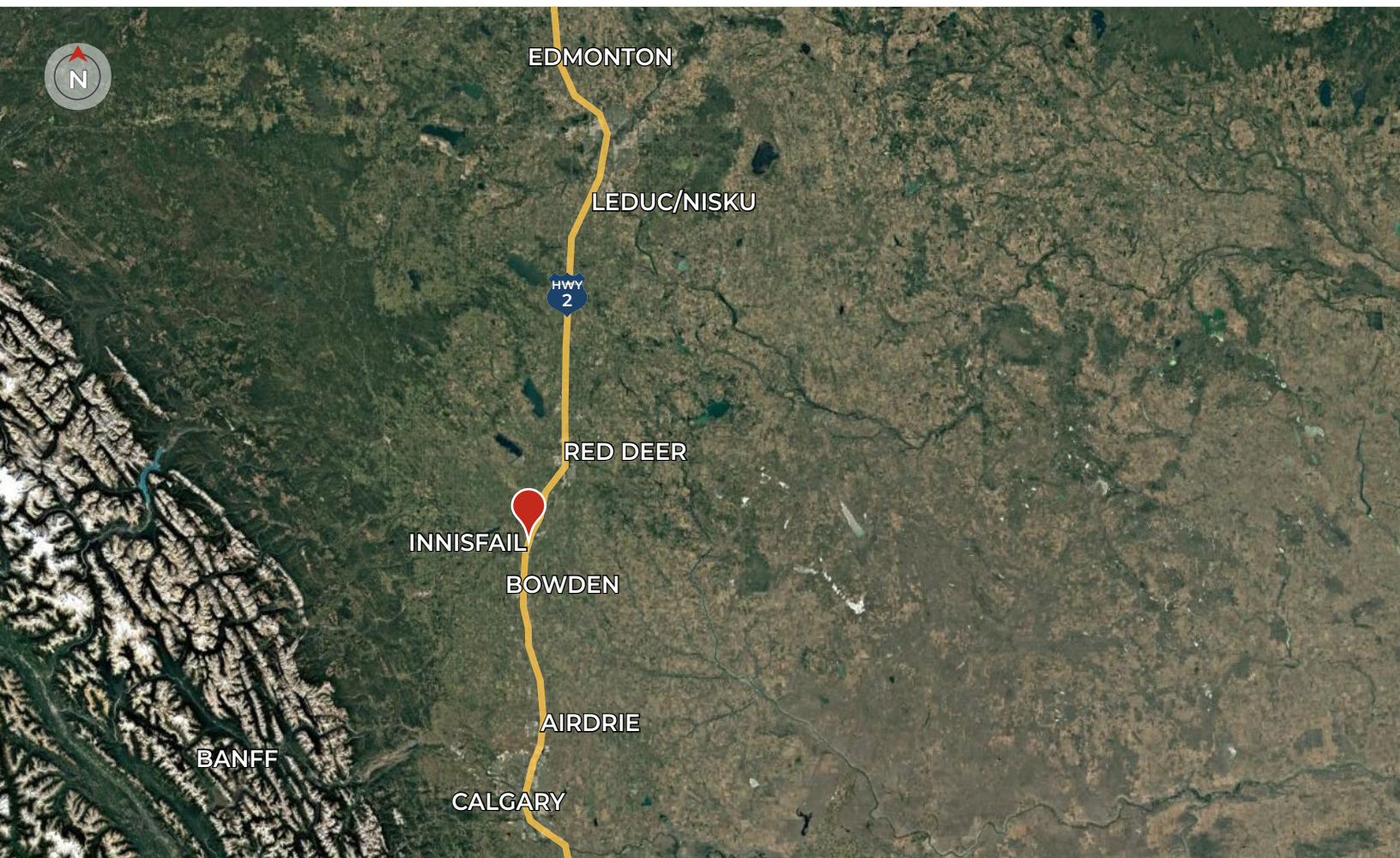


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CONTACT OUR TEAM:



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