

BUILD TO SUIT OPPORTUNITY

**FOR SALE**

40TH AVENUE, INNISFAIL NE



**MULTIPLE LOTS AVAILABLE**

PRESENTED BY

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# 4X AVAILABLE LOTS

## 40TH AVENUE, INNISFAIL NE

4x parcels of land for sale just on the North East tip of Innisfail on 40th Avenue. Located in between Highway 2 and Highway 2A gives these locations high exposure to traffic daily. The lots available are:

- » **Lot # 5115 (1.58 Acres)**
- » **Lot # 5135 (1.63 Acres)**

- » **Lot # 5125 (1.51 Acres)**
- » **Lot # 5130 (2.91 Acres)**



### LOCATION:

Innisfail, Alberta  
Plan: 0426753, Block: 4  
Lots: 9,12,13 &14



### LOT SIZES:

1.51 to 8.54  
Acres of land available



**ZONING:** HWY-C  
Highway Commercial  
District



### SALE PRICE:

# 5115 - \$316,000  
# 5125 - \$302,000  
# 5135 - \$326,000  
# 5130 - \$582,000



### ● Traffic Count

Highway 2A = ± 3,370 Going North  
± 4,410 Going South

Highway 2 = ± 29,020 Going North  
± 27,100 Going South

# MAP / LOCAL AMENITIES



## ABOUT INNISFAIL

Innisfail is a town in central Alberta, Canada. It is located in the Calgary - Edmonton Corridor, south of Red Deer at the junction of Highway 2 and Highway 54

Population = **7,655 (2021)**

### Distance

Edmonton = **184 km**

Calgary = **120 km**

Red Deer = **37.3 km**



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**YOUR RE/MAX COMMERCIAL TEAM**

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