



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 businesses 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)





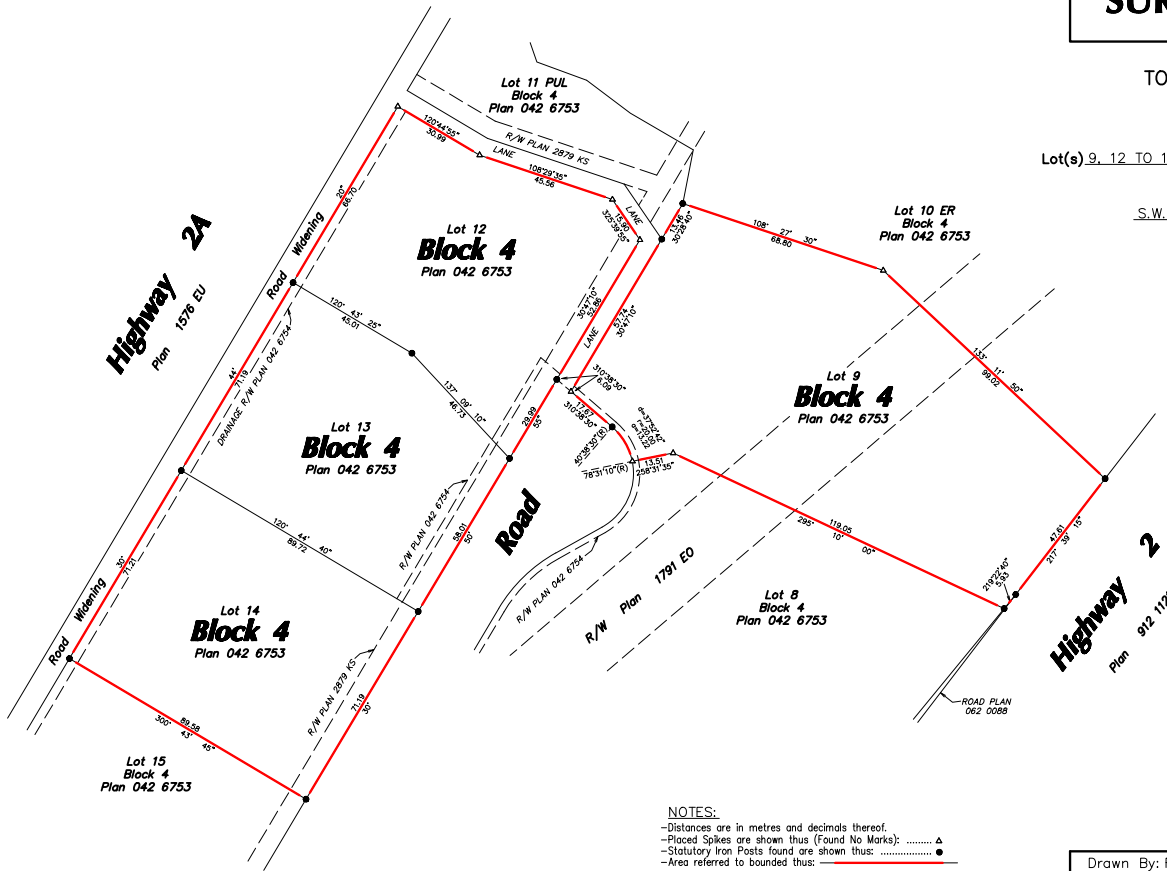
SURVEYOR'S SKETCH

TOWN OF INNISFAIL

LEGAL DESCRIPTION

Lot(s) 9, 12 TO 14 Block 4 Plan 042 6753

Within the
S.W. 1/4 Sec. 27-35-28-4



NOTES:

- Distances are in metres and decimals thereof.
- Placed Spikes are shown thus (Found No Marks): ▲
- Statutory Iron Posts found are shown thus: ●
- Area referred to bounded thus: ————



Certified correct this 10th day of May, 2024.

Michael Metcalfe
Alberta Land Surveyor

© MICHAEL METCALFE, A.L.S., 2024

Drawn By: RFP	Chk'd: MM	BEMOCO LAND SURVEYING LTD 100, 6040-47th Avenue Red Deer, Alberta WWW.BEMOCO.COM PHONE: 403-342-2611
Date: May 10, 2024		
Scale: 1:1200		
File No.: L-008-24 ss		





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



BlackstoneCommercial.com

For more information, please contact one of our associates.

This document has been prepared by Blackstone Commercial for advertising and general information only. Although information has been obtained from sources deemed reliable, Blackstone Commercial and / or their representatives, brokers or agents make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Blackstone Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. © 2024, All rights reserved. This document is the copyrighted property of Blackstone Commercial.

Paul Ramikie ccm, Senior Associate / Associate Broker

P 403.607.7375

E pramikie@awapm.com

9705 Horton Road SW
Unit A210
Calgary, Alberta T2V 2X5
P 403.214.2344
AWAPM.com