

**Blackstone**

# 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 businesses include, Innisfail Chrysler Jeep Ram, Boston Pizza, Days Inn, Shoppers Drug Mart and No Frills Supermarket.

### PROPERTY DETAILS

Lot Sizes + Price	<b>Lot 9:</b> 2.91 Ac   \$ 893,000.00 <b>Lot 12:</b> 1.63 Ac   \$ 517,000.00 <b>Lot 13:</b> 1.51 Ac   \$ 470,000.00 <b>Lot 14:</b> 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)



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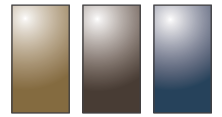
P 403.214.2344

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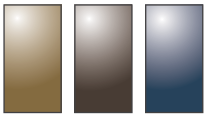
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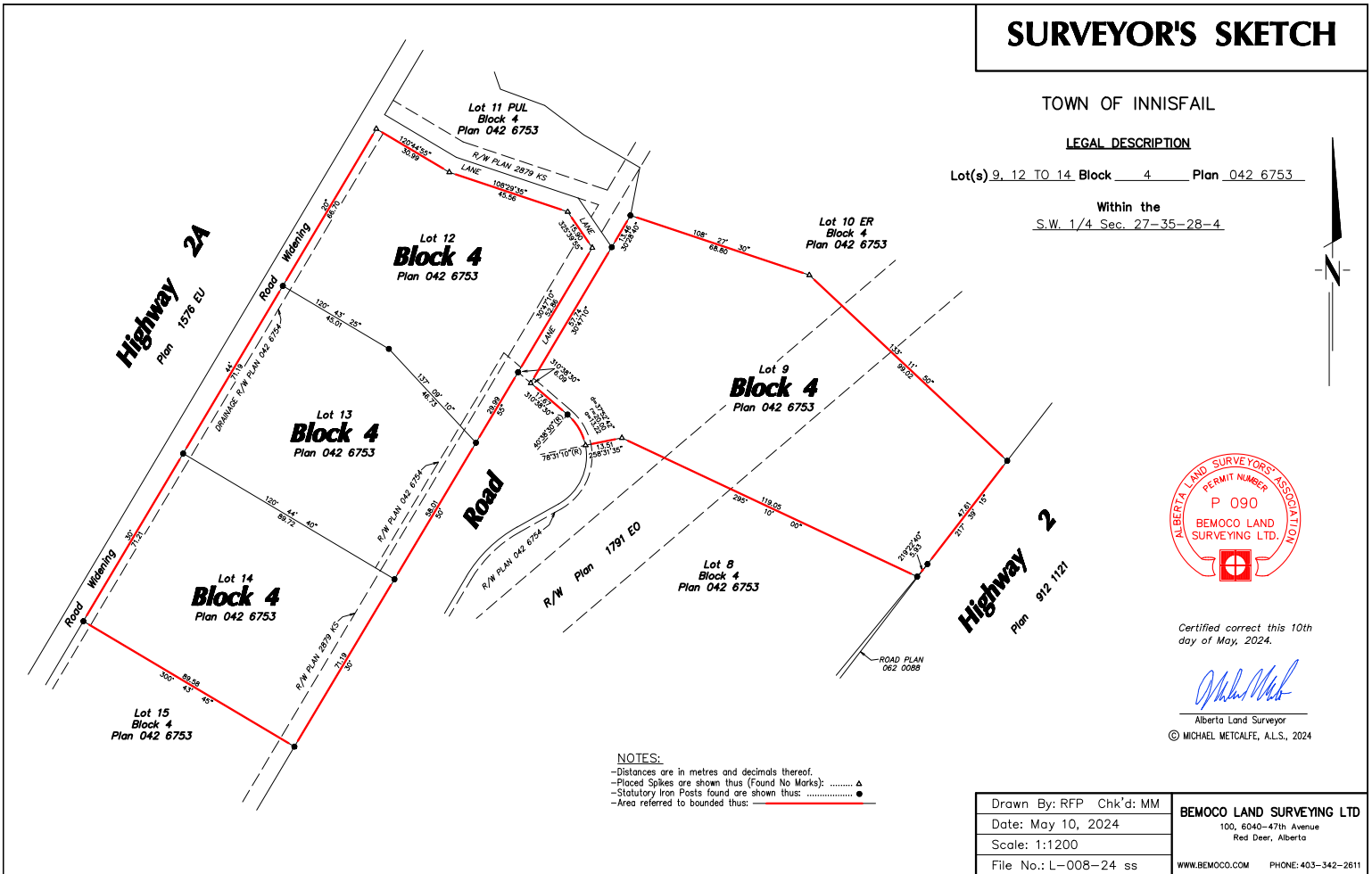


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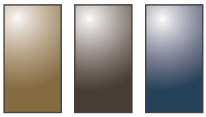
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**NEIGHBORHOOD**  
Innisfail



**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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For more information, please contact one of our associates.

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