

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	1.51 to 7.63 Acres available
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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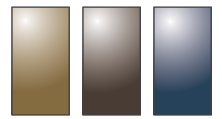
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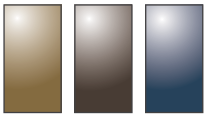
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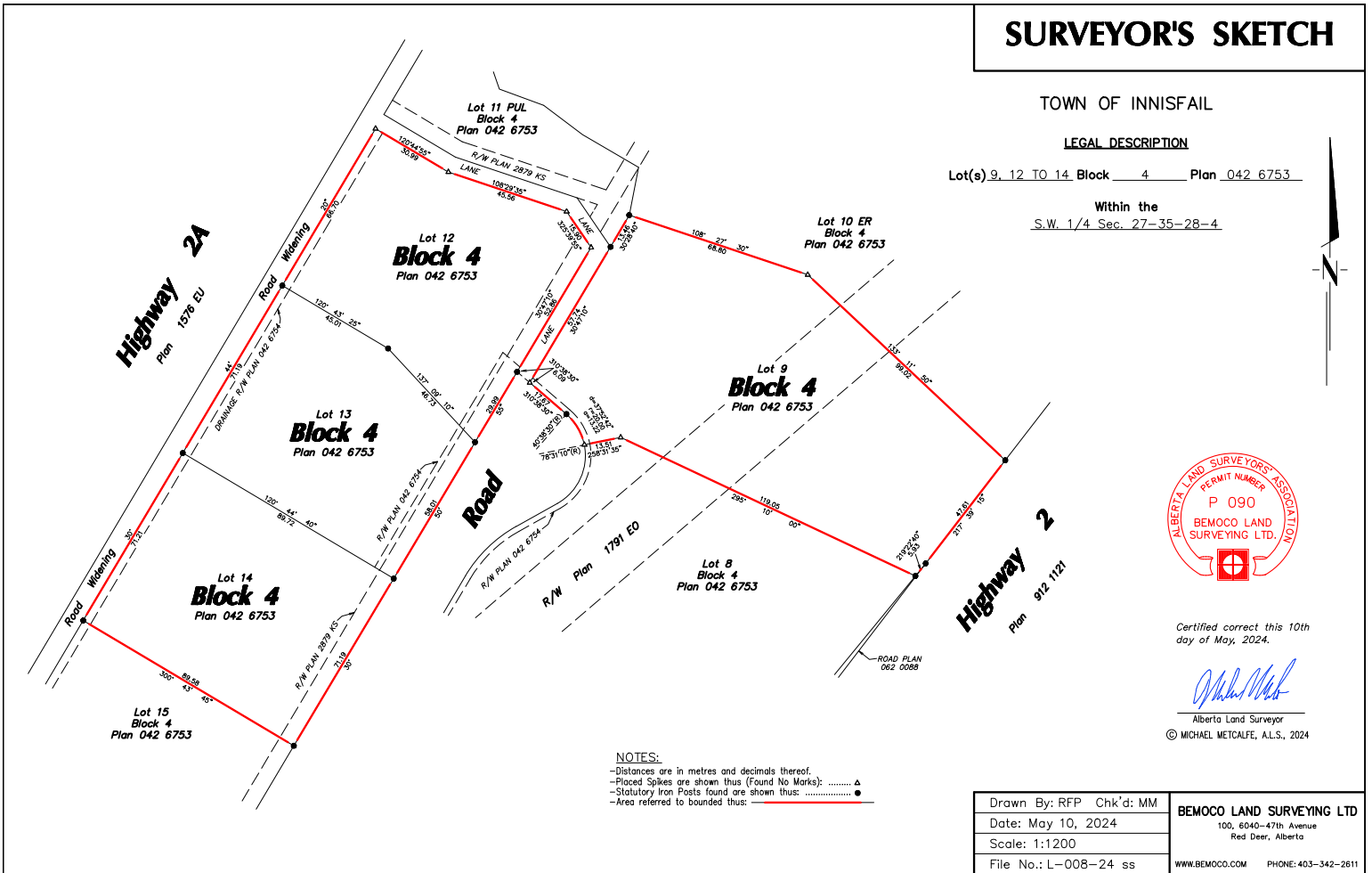


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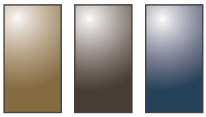
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NEIGHBORHOOD
Innisfail



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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