

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 | 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) |



Paul Ramikie ccm, Senior Associate / Associate Broker

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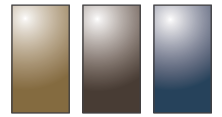
9705 Horton Road SW
Unit A210
Calgary, Alberta T2V 2X5
P 403.214.2344

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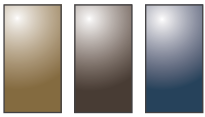
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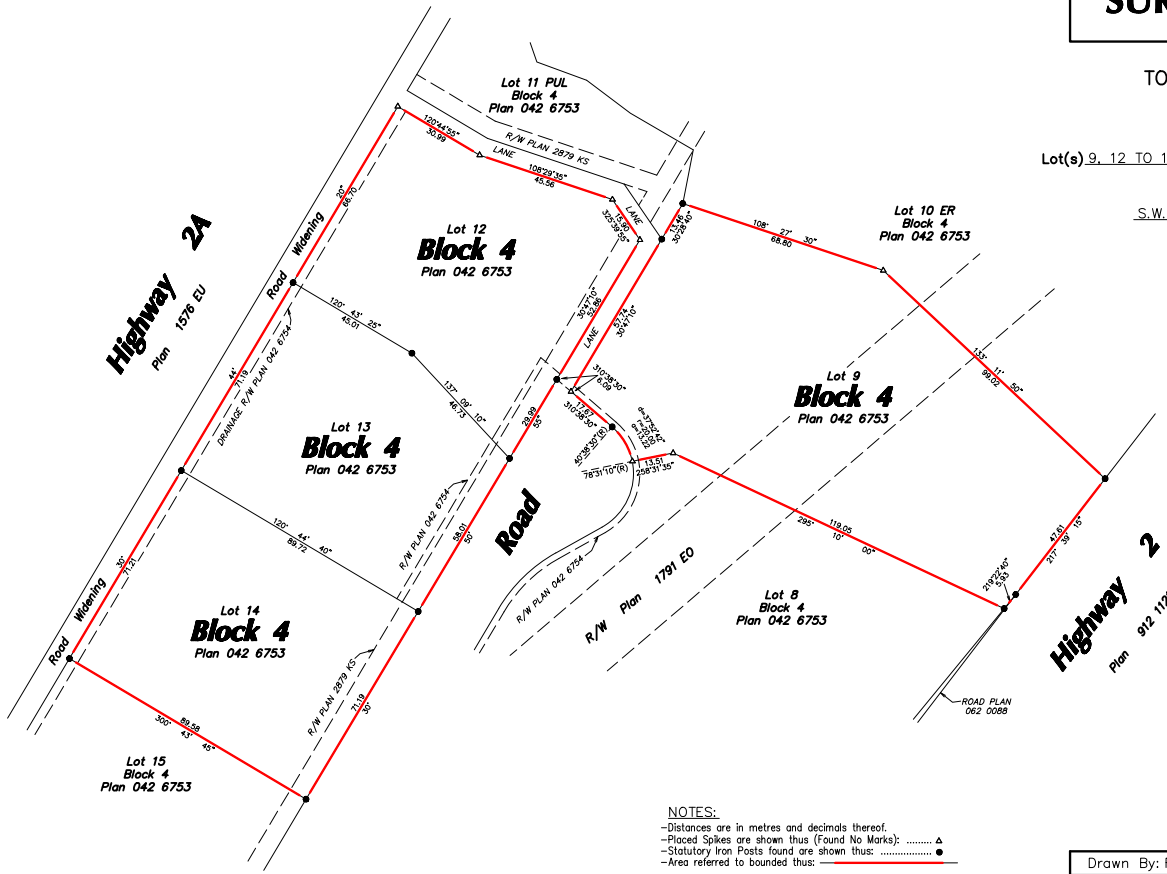
SURVEYOR'S SKETCH

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

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Drawn By: RFP Chk'd: MM
Date: May 10, 2024
Scale: 1:1200
File No.: L-008-24 ss

BEMOCO LAND SURVEYING LTD
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WWW.BEMOCO.COM PHONE: 403-342-2611



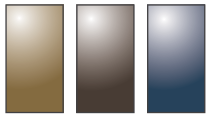
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NEIGHBORHOOD
Innisfail



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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