

# FOR SALE

## COMMERCIAL DEVELOPMENT LAND

3201 52 Avenue, Innisfail, AB



**PRICE REDUCED**

### Commercial Development Land in Innisfail

Position your business for success with this 10-acre highway commercial property at the south entrance of Innisfail. Offering exceptional visibility along QE II and Highway 54, the site is fully serviced and ready for development.

Ideal for a hotel, gas bar, automotive dealership, retail complex, or restaurant hub, this location provides unmatched access between Calgary & Edmonton in a growing, business-friendly community with strong infrastructure and competitive costs, a prime opportunity in the heart of Central Alberta.

#### **ERIC STANG**

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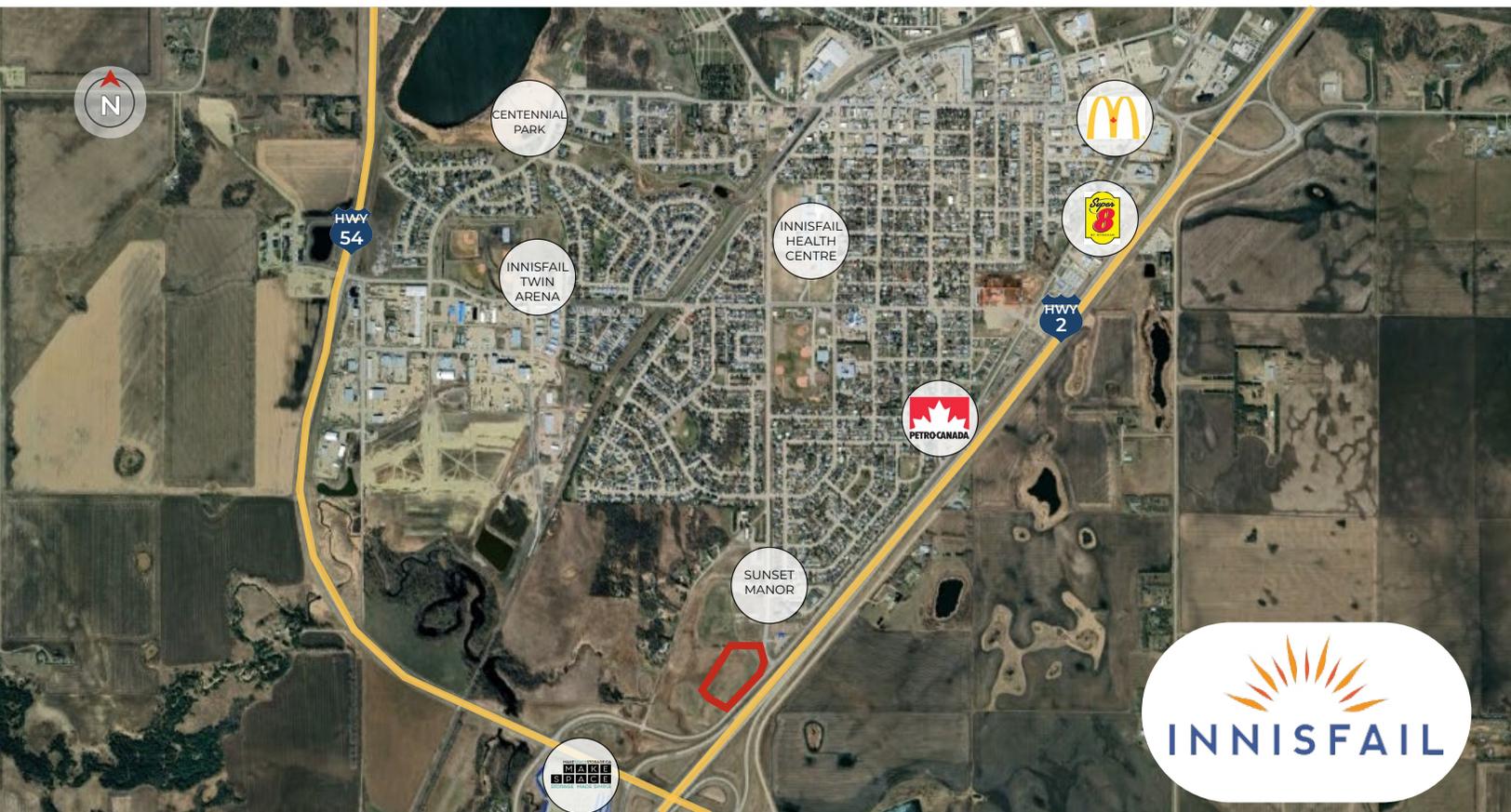


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T 780.448.0800 F 780.426.3007  
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

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# For Sale | Commercial Development Land in Innisfail, AB



## Highlights

- Prime visibility and access along QE II (Highway 2) and Highway 54
- Corner exposure with dual highway access
- Fully serviced frontage with existing water and sanitary connections
- Preliminary engineering approved
- Ideal for hotel, gas bar, automotive, retail or restaurant projects
- Lower land and servicing costs than Red Deer, Calgary, or Edmonton, with competitive tax rates
- Supported by a growing industrial base and strong local workforce
- Strategically located on the Calgary to Edmonton Corridor, just 15 minutes south of Red Deer and one hour north of Calgary

## Property Details & Financials

MUNICIPAL ADDRESS	3201 52 Avenue, Innisfail, AB
LEGAL DESCRIPTION	Plan: 1923553; Block: 2; Lot: 32
ZONING	HWY-C ( <a href="#">Highway Commercial</a> )
SIZE	10.01 acres ±
SIGNAGE INCOME	\$8,000 per annum
SALE PRICE	<del>\$1,999,000 (\$199,900/acre)</del> <b>\$1,899,050 (\$189,905/acre)</b>
PROPERTY TAXES	\$3,857.05/yr (2025)

## Innisfail Demographics



Population  
**8,714**



Median Income  
**\$98,810**



Median Age  
**45**



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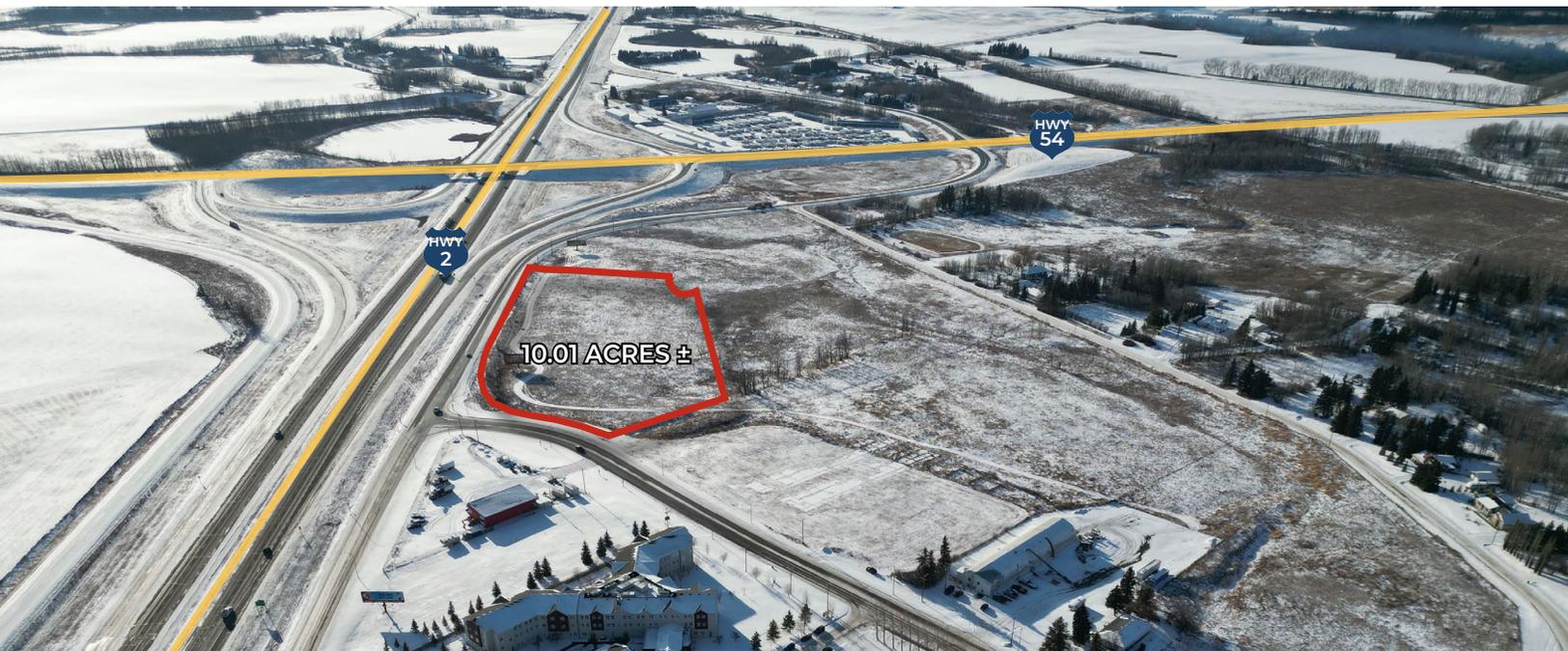
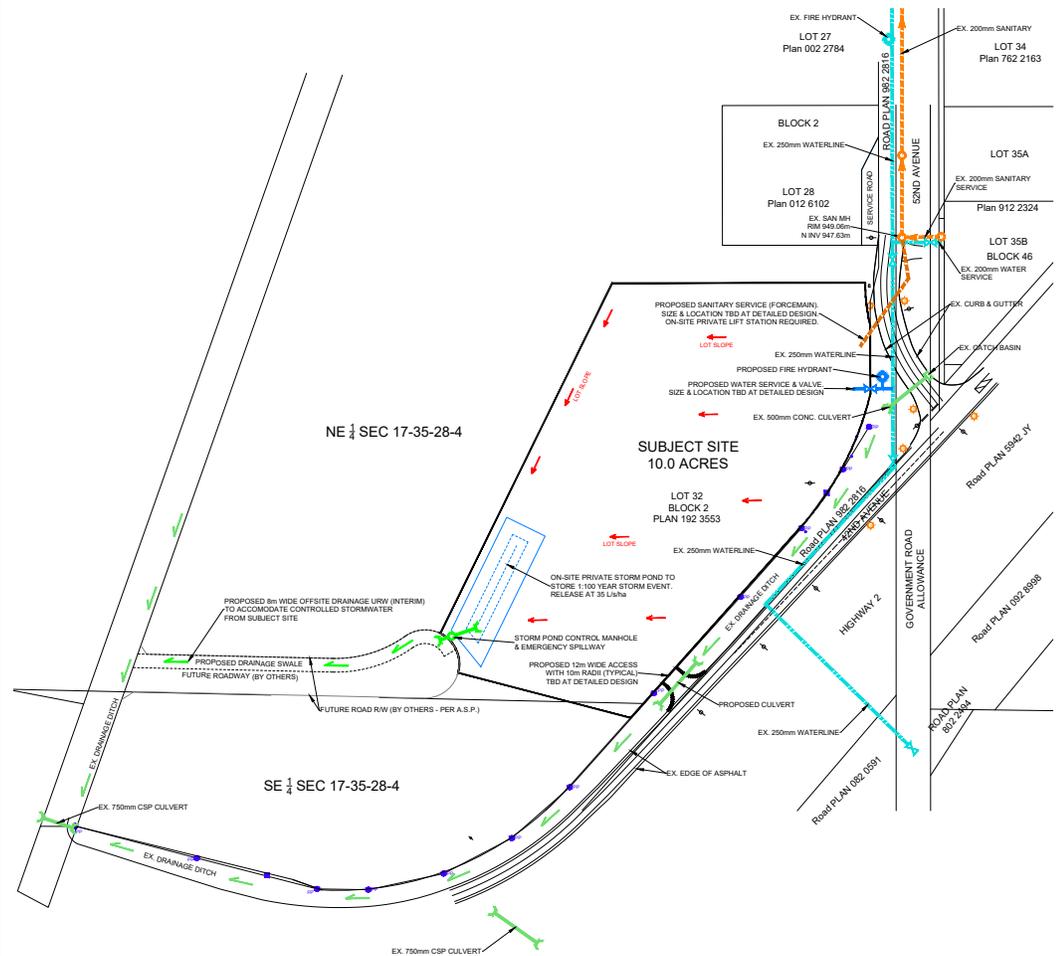
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# Site Plan | Commercial Development Land in Innisfail, AB

## Permitted Uses Include:

- Business support services
- Convenience stores
- Drive-in businesses
- Financial services
- Gas bars
- Health services
- Hotels
- Motels
- Offices
- Personal services
- Restaurants
- Retail stores
- Sales & service outlets  
(auto, truck, RV)

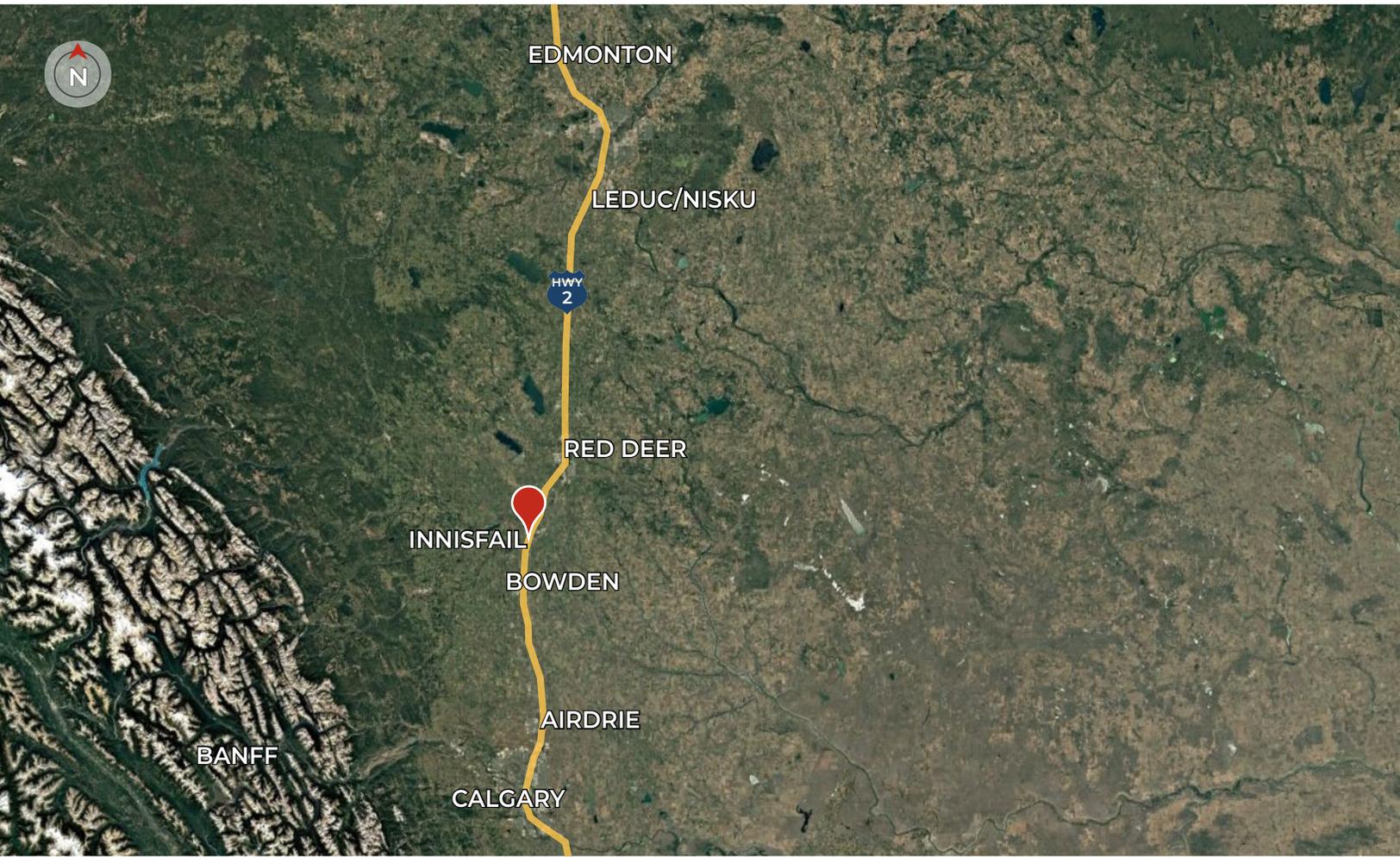


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## Property Location | Commercial Development Land in Innisfail, AB



### CONTACT OUR TEAM:



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