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 business' 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 CCIM, *Senior Associate /Associate Broker*
P 403.607.7375
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9705 Horton Road SW
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SURVEYOR'S SKETCH

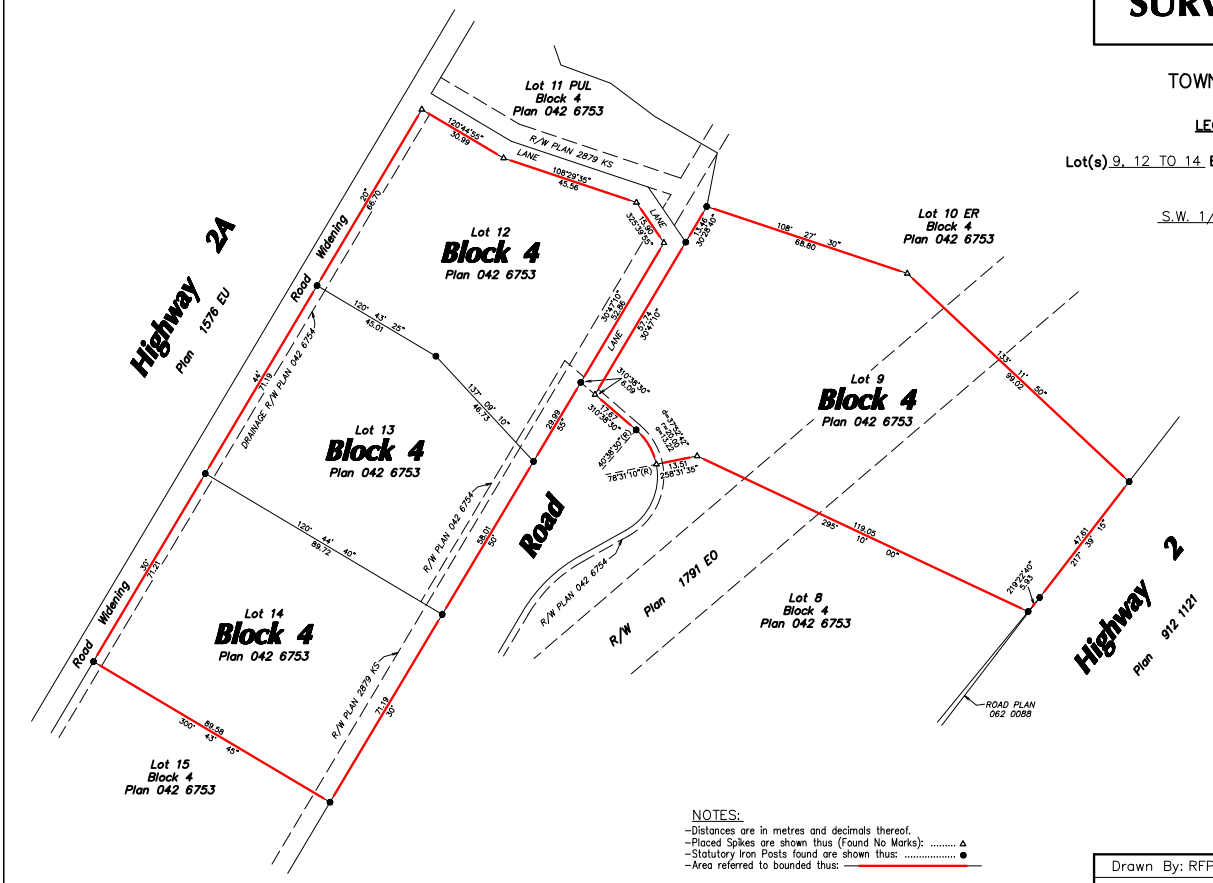
TOWN OF INNISFAIL

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: ———

ALBERTA LAND SURVEYORS' ASSOCIATION
PERMIT NUMBER
P 090
BEMOCO LAND SURVEYING LTD.

Certified correct this 10th day of May, 2024.

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
Date: May 10, 2024	
Scale: 1:1200	
File No.: L-008-24 ss	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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