



FOR SALE

5.2 Acres Located In Queens Business Park Fronting On Highway #2 – High Exposure!



Larry Kemshead



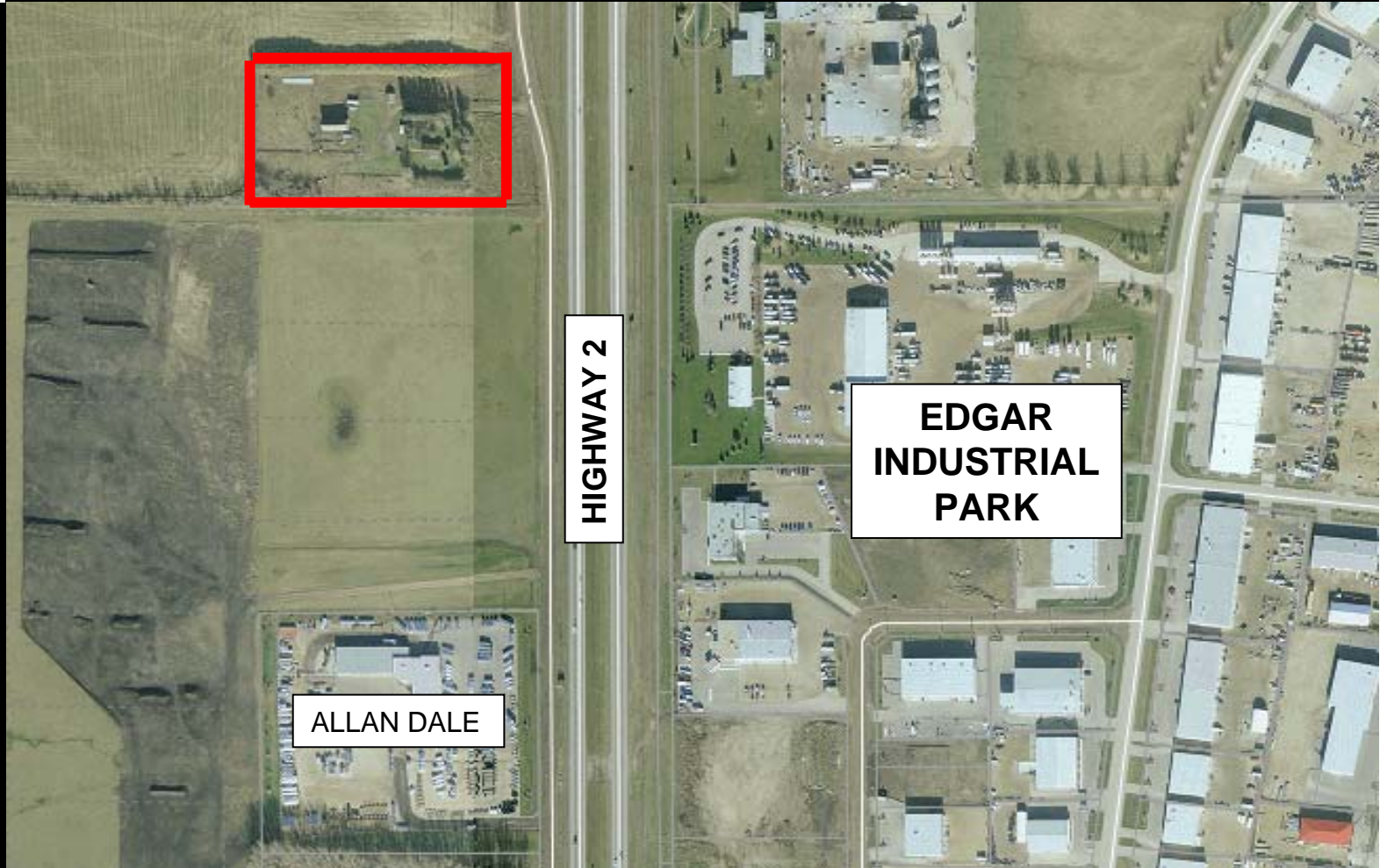
Lloyd Meadows



Davin Kemshead



Mike Williamson



Century Centre, #203, 4807 – 50th Avenue, Red Deer, Alberta, T4N 4A5
Phone: (403)346-6655 Fax: (403)341-7813 E-mail: lloyd@canadacommercial.ca

www.commercialandsales.com

Advantage – Commercial is a Division of Century 21 - Advantage

- LAND:**
- 5.2 Acres – house, barn
 - Recently annexed into City of Red Deer
 - Dimensions are 375' (Facing Highway #2) by 615' east-west
 - New access from Highway 11A and connecting roads by mid-summer
 - Located north of Allan Dale Trailer Sales

- ZONING:**
- Direct Control – Auto Sales, RV's, Industrial
 - Uses require City of Red Deer approval

- SERVICES:**
- Full City services to property line (including water and sewer)
 - Offsite levies by Seller
 - Proposed completion Fall '09

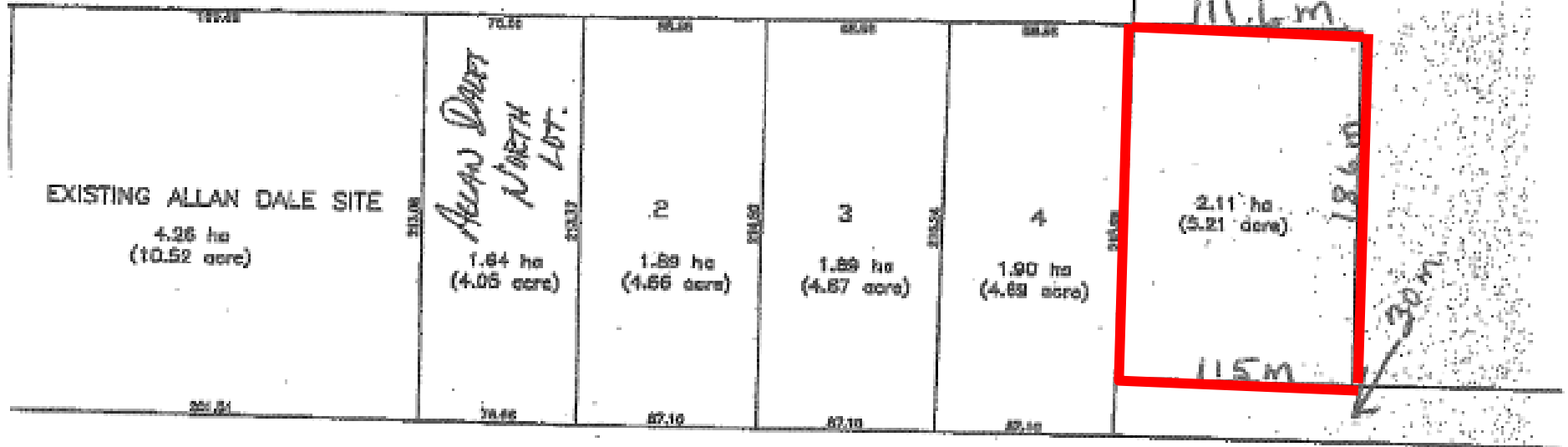
- LEASE:**
- Existing lease \$1,000.00/month (M to M Lease) for house, barn etc, can be assumed

- ADDITIONAL LAND:**
- Approx 30 meters x 115 meters (98' x 377') on east side next to #2 can be purchased from the City when the service road is closed. This is approx 0.85 acres of additional land.
 - In addition, up to another 5 acres south of this property could be purchased if required.

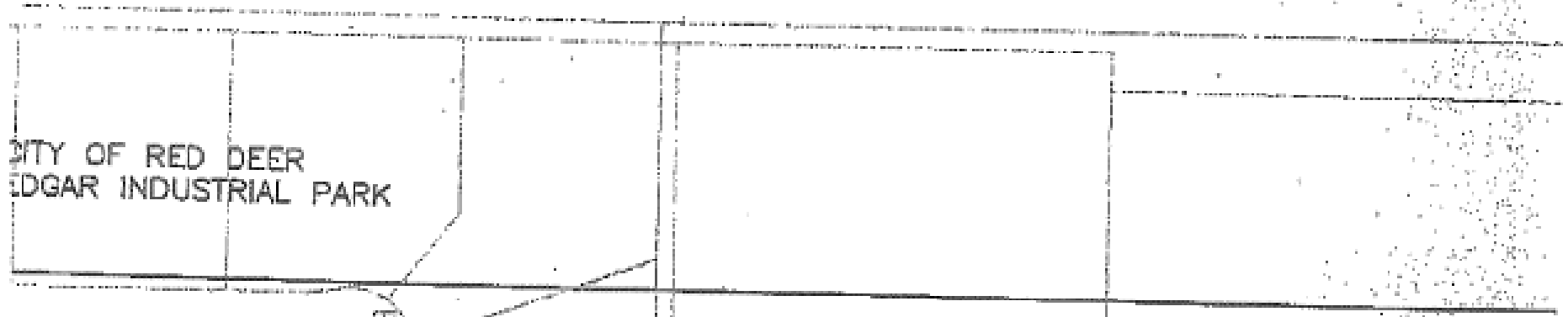
- PRICE:**
- **\$810,000.00/Acre**

The Information contained herein is believed to be true and accurate but does not form part of any future contract. The property is subject to sale, withdrawal or price changes without notice. The information contained herein is based upon the information furnished by the principle and sources which we deem to be reliable but for which we cannot assume responsibility.

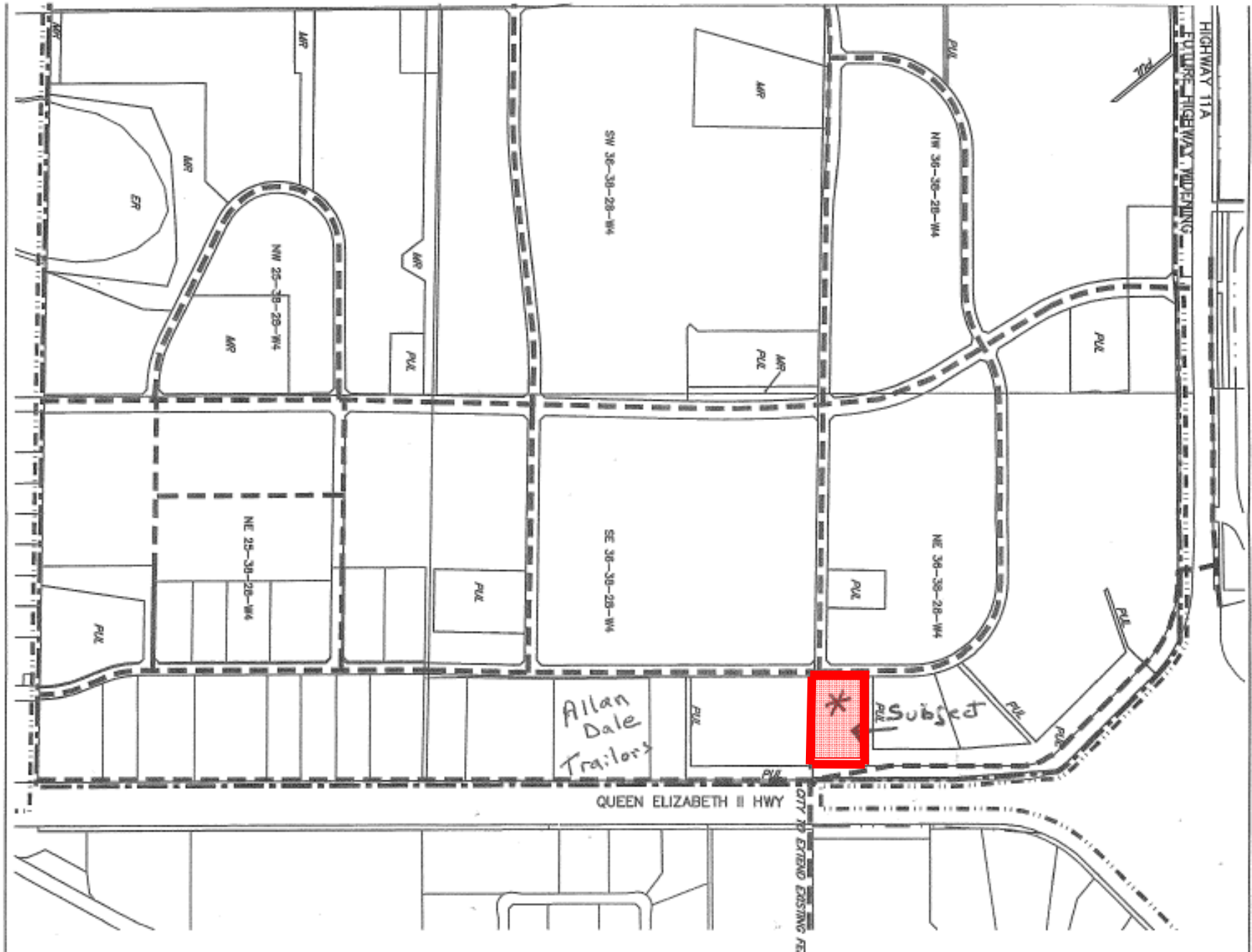
SE 36-38-28-W4M



EN ELIZABETH II HIGHWAY



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