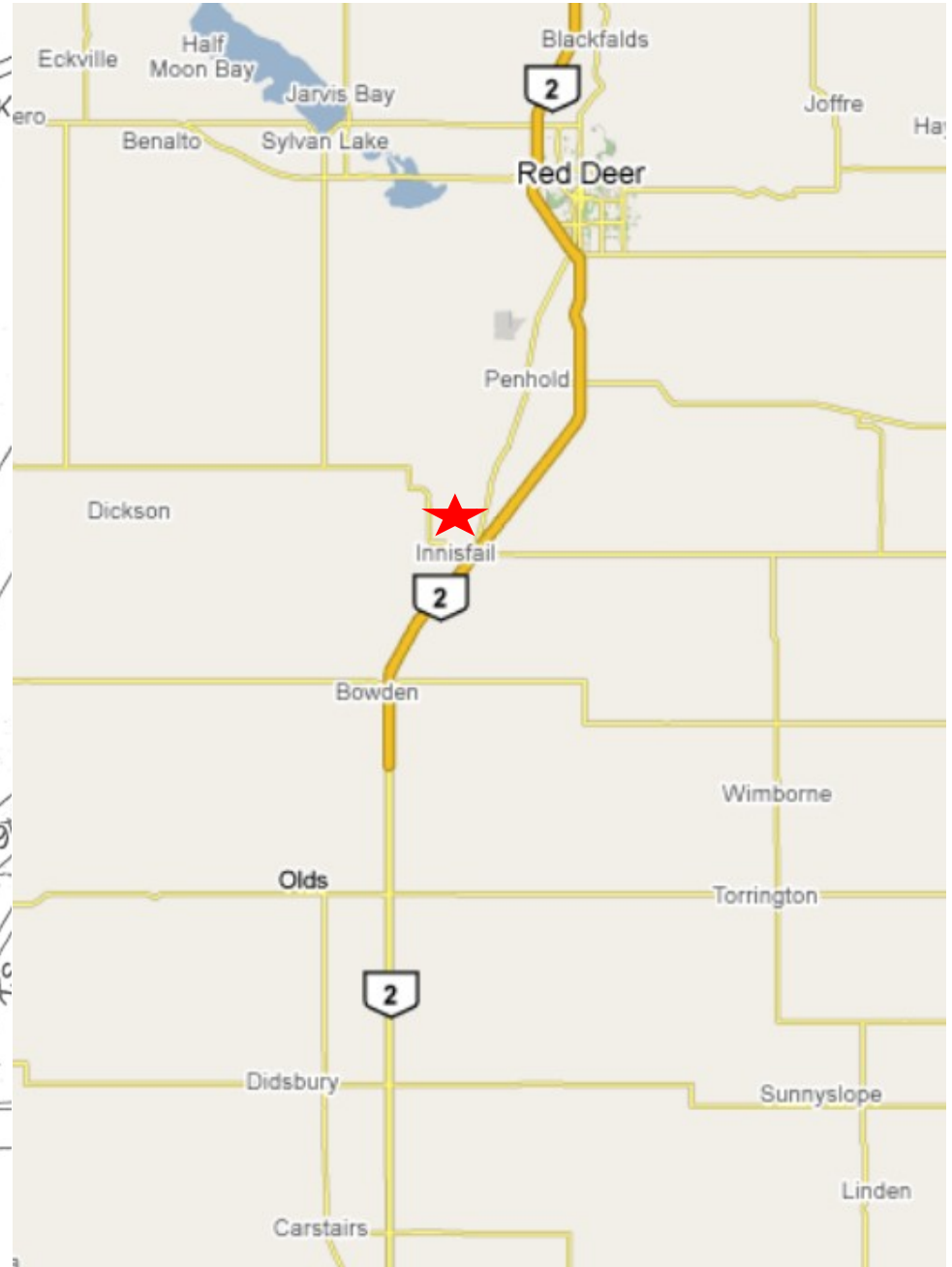


- AREA:**
- Innisfail AB
- LEGAL:**
- Lot 1, Block 6, Plan 4067TR
- LOCATION:**
- North West of HWY 2 Innisfail Overpass / Beside Extra Foods
- ZONING:**
- Commercial
- DESCRIPTION:**
- 11.66 Acres Land sold as is (see below)
- ADDITIONAL NOTE:**
- Great Location in Innisfail, Alberta. Located beside Extra Foods and Co-Op.
 - Accessible to HWY 2, HWY 2A and HWY 54.
- TAXES:**
- \$2598.78 / year
- ASKING PRICE:**
- \$2,245,000.00 + GST
- NOTES ON INNISFAIL:**
- Currently home to 7,691 residents, Innisfail has been experiencing a steady annual growth rate. Innisfail is appealing because of its small town feel with all the amenities and attractions, and its convenient location in Central Alberta's beautiful parkland. Innisfail is home to some 450 businesses - several large industries and numerous smaller industries and many commercial businesses. Since Innisfail offers a strategic central Alberta location being situated on the major north/south Highway 2 corridor, between Calgary & Edmonton (117 km north of Calgary, 30 km south of Red Deer, and 176 km south of Edmonton), there are major opportunities for economic growth in Innisfail. Many existing industries and businesses are expanding and there are also many new highway commercial lots available in Innisfail with Highway 2 access and visibility.

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.



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