

↑ **EDMONTON**
1H 54M DRIVE (187 KM)

FOR SALE
Highway Commercial
Development Site

PRICE REDUCED



↓ **CALGARY**
1H 10M DRIVE (114 KM)

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3201 52 Avenue
Innisfail, AB

Salient Details

Civic Address

3201 52 Avenue
Innisfail, AB

LINC

0038 508 546

Zoning

Highway Commercial District
(Hwy-C)

Total Site Size

10 Acres

Property Taxes (2023)

\$2,865.30

Asking Price

\$2,499,888 **\$1,950,000**

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Opportunity

NAI Commercial is pleased to present for sale an opportunity to acquire approximately 10 acres of highway commercial development site located at 3201 52 Ave, Innisfail, AB (“the Subject Property”). The Subject Property provides approximately 1,000 ft of high visibility highway frontage make it perfect for any developer wanting exposure to the property.

Zoning

The site is zoned Highway Commercial District (Hwy-C) to provide areas for highway and service commercial uses located on high visibility major roadways and having high standards of appearances and design.

Location

Innisfail is a town located in central Alberta, Canada. It is situated approximately halfway between 120km north Calgary and 184km south of Edmonton, making it a strategic location for transportation and commerce. The town is known for its vibrant community spirit and numerous recreational opportunities, including parks, trails, and sports facilities. Innisfail has a diverse economy, with agriculture playing a significant role alongside industries such as manufacturing, retail, and services. The town offers a range of amenities and services to its residents, including schools, healthcare facilities, and cultural attractions. Overall, Innisfail provides a welcoming and thriving environment for its residents and visitors alike.

Investment Highlights

1,000'

1,000 Feet
Highway 2 Visibility



Easy Access to
Highway



Corner Location



Servicing at
Property Lines



2022 Average Annual
Daily Traffic Count:
28,590

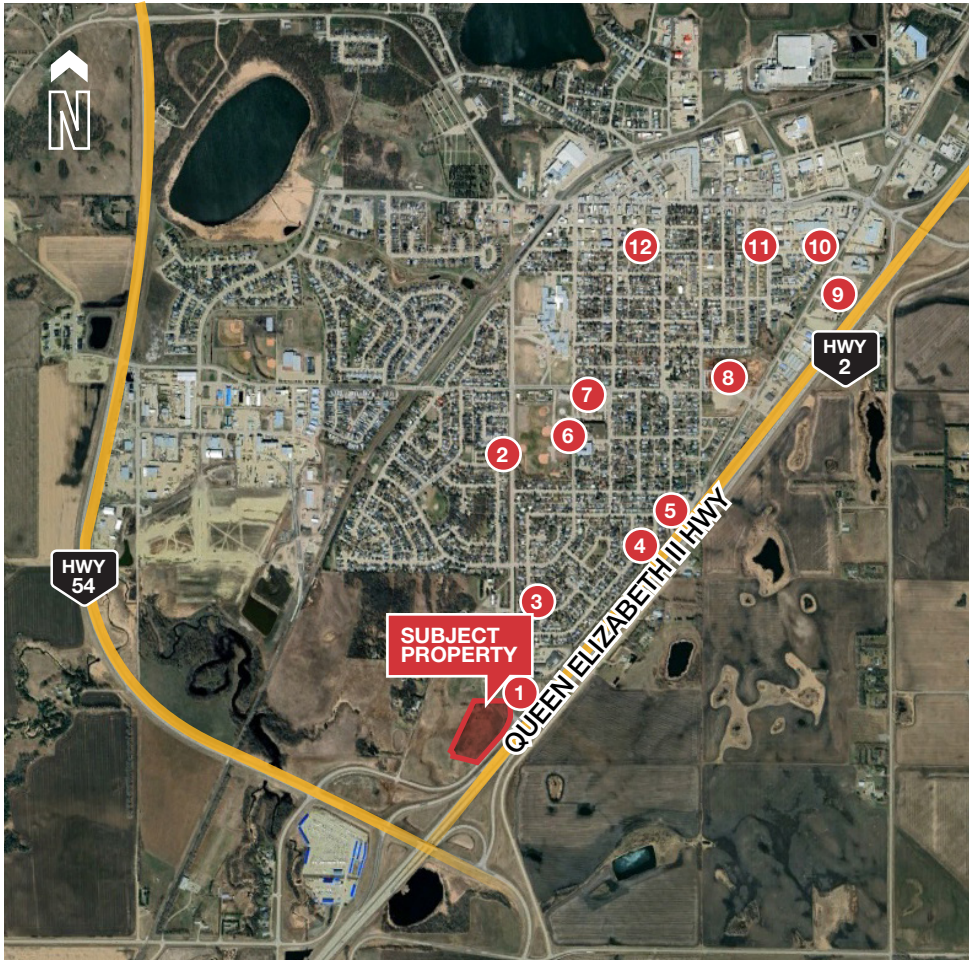


Situated along Highway
2, Linking Grande
Prairie to US border

Lot Size & Dimensions



*Purchaser to verify exact measurements



- | | | |
|-----------------|-----------------------------|-----------------------|
| 1. 379 Pete's | 5. Petro-Canada | 9. Palliser Chevrolet |
| 2. Circle K | 6. Innisfail Aquatic Centre | 10. McDonald's |
| 3. Scott's Park | 7. Innisfail Health Centre | 11. Tim Horton's |
| 4. Cannon Park | 8. Innisfail Auction Mart | 12. Subway |



Drive Times

Edmonton, AB	1H54M
Calgary, AB	1H10M
Kamloops, BC	7H20M
Kelowna, BC	7H20M
Abbotsford, BC	9H50M
Vancouver, BC	10H35M
Banff, AB	2H20M
Fernie, BC	4H

← **VANCOUVER, BC**
12H DRIVE (1,075KM)



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