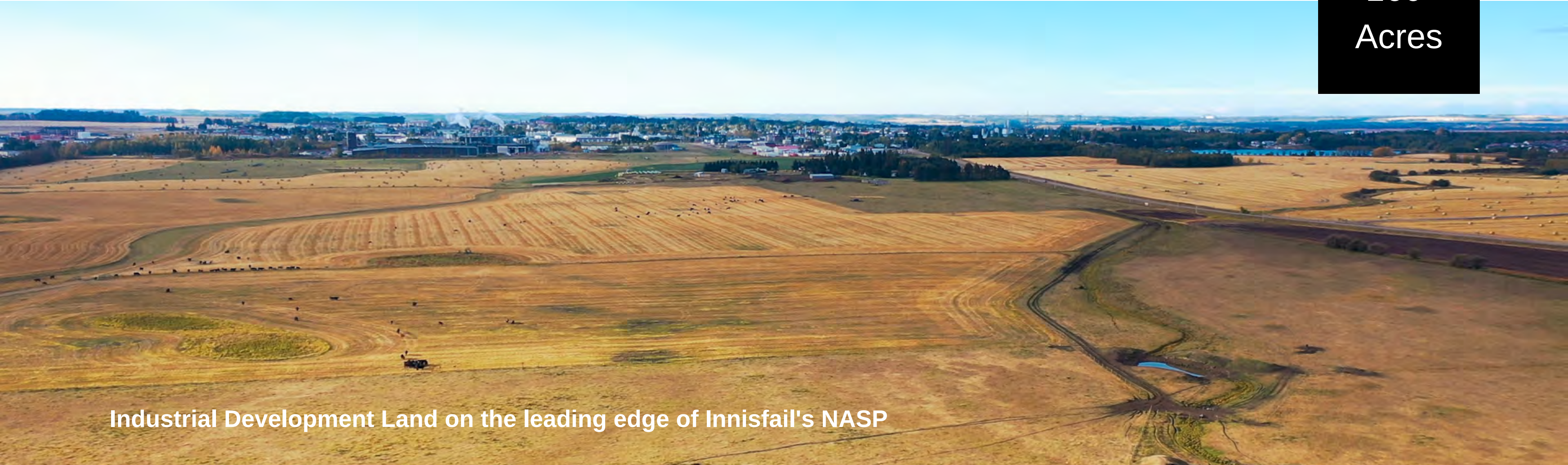


# 6360 C&E Trail

Industrial Development Land  
Industrial Development Land

Asking Price  
\$4,500,000

160  
Acres



Industrial Development Land on the leading edge of Innisfail's NASP

**CENTURY 21**  
**COMMERCIAL**

All Stars Realty Ltd.

Alyesha Neufeld  
780.920.1812  
alyesha.neufeld@c21.ca

Brad Warkentin  
780.913.3537  
home4u@telus.net



# Location

Located on the North edge of Innisfail and directly connected to all municipal services.

Innisfail  
Alberta

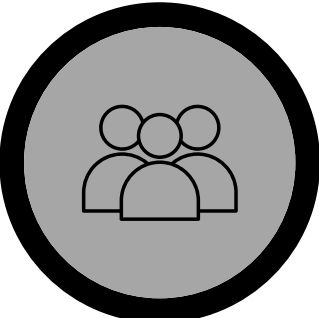


# Potential Development

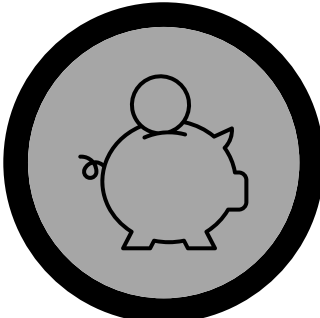
Industrial

# Specifications

<b>ADDRESS</b>	6360 C & E Trail
<b>SITE AREA</b>	160
<b>LOCATION</b>	Town of Innisfail
<b>MUNICIPALITY</b>	Rural Red Deer County
<b>ZONING</b>	RD - Reserved for future development
<b>PROPERTY TAXES</b>	\$324



**7,865**  
Population



**\$76,160**  
Median household  
income







6360  
C&E Trail

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Industrial  
Development  
Land

## Surrounding Amenities

- |  |   |   |  |
|--|---|---|--|
| <b>1.</b> Discovery Wildlife Park        | <b>12.</b> River Float                                  | <b>22.</b> Edgar Farms, The Jungle Farm, Pearsons Berry Farm, Nixon Honey farm, and Eagle Creek Farms | <b>30.</b> Mud/Hazelwood Lake - No public access |
| <b>2.</b> Innisfail Pro Rodeo            | <b>13.</b> Double Tree Village Museum                   | <b>23.</b> Bowden Sun Maze  | <b>31.</b> Off Leash Dog Park                    |
| <b>3.</b> Dinos Centre Inc.              | <b>14.</b> Western & Wildlife Art Gallery               | <b>24.</b> Innisfail Golf Club  | <b>32.</b> Anthony Henday Campground             |
| <b>4.</b> Aquatic Centre                 | <b>15.</b> Historical Village                           | <b>25.</b> Bowden Golf Course   | <b>33.</b> Red Lodge Guest Ranch                 |
| <b>5.</b> Spray Park                     | <b>16.</b> Historic Markerville                         | <b>26.</b> Gleniffer Lake & Country Club  | <b>34.</b> River Ridge RV Park & Campground      |
| <b>6.</b> Library & Learning Centre      | <b>17.</b> Danish Canadian National Museum & Gardens    | <b>27.</b> Whispering Pines Golf & Country Club Resort  | <b>35.</b> Gleniffer Lake Reservoir              |
| <b>7.</b> Innisfail Bowling Lanes        | <b>18.</b> Stephansson House - Provincial historic site | <b>28.</b> Dodd's Lake - Active use   | <b>36.</b> Bowden Heritage Rest Area             |
| <b>8.</b> Century Theatre                | <b>19.</b> Dickson Store Museum                         | <b>29.</b> Napoleon Lake - Passive use  | <b>37.</b> Trail system - 20 KM trail network    |
| <b>9.</b> Napoleon Lake/ Centennial Park | <b>20.</b> Bowden Pioneer Museum                        |   |  |
| <b>10.</b> Alberta Skydive Central       | <b>21.</b> Local Farmers Market                         |   |  |
| <b>11.</b> RCMP Dog Training Facility    |   |   |  |



