



**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 Highway 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 purchase, each ranging from 1.51-2.63 acres. Additionally, all four parcels of land (7.63 acres) are available for \$2,350,000.
- Some adjacent businesses include, Innisfail Dodge Chrysler Jeep, Boston Pizza, Days Inn, and No Frills Supermarket.

### PROPERTY DETAILS

Lot Sizes	1.51 to 7.63 Acres available
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)



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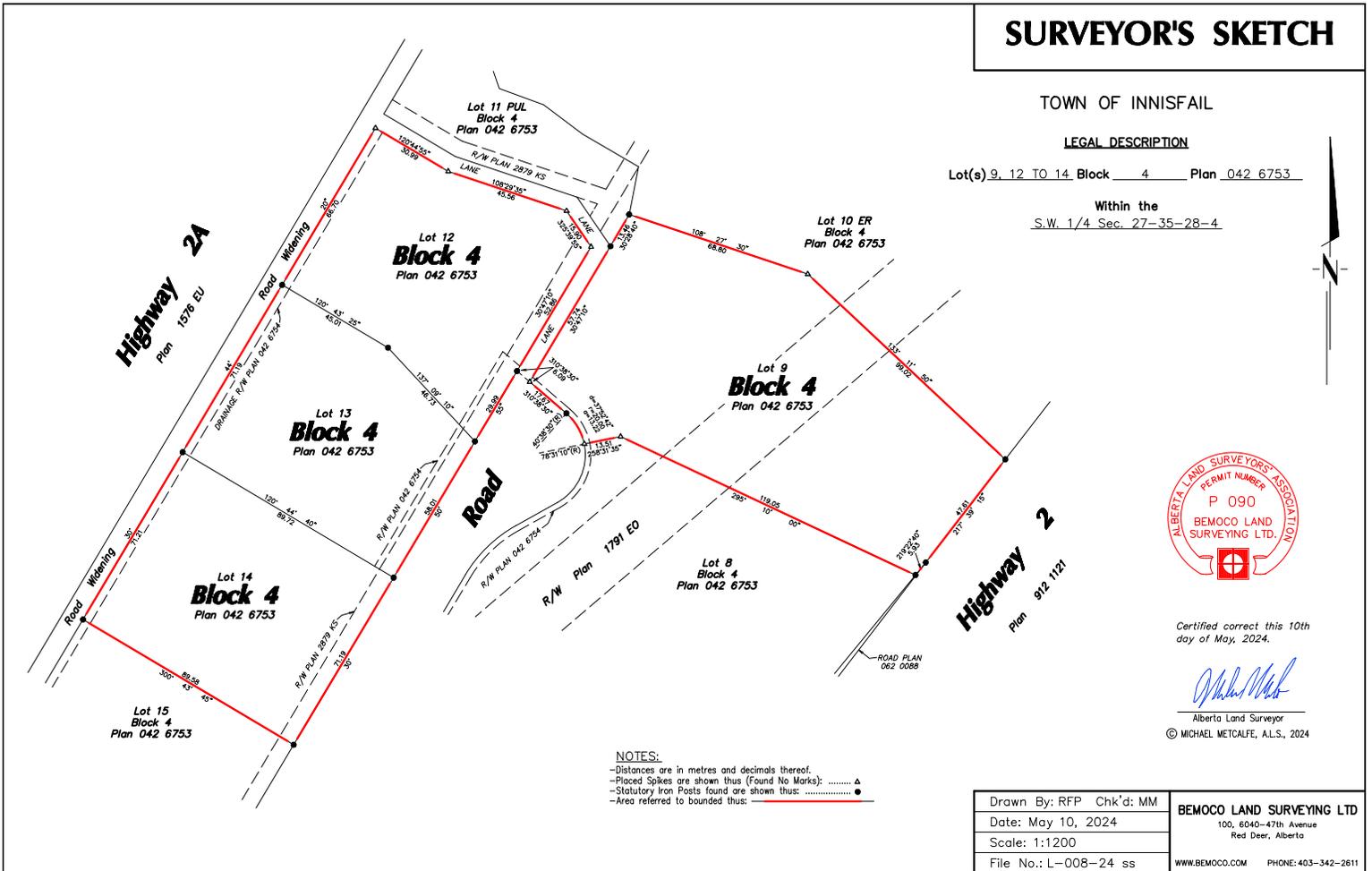


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**NEIGHBORHOOD**  
Innisfail



**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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