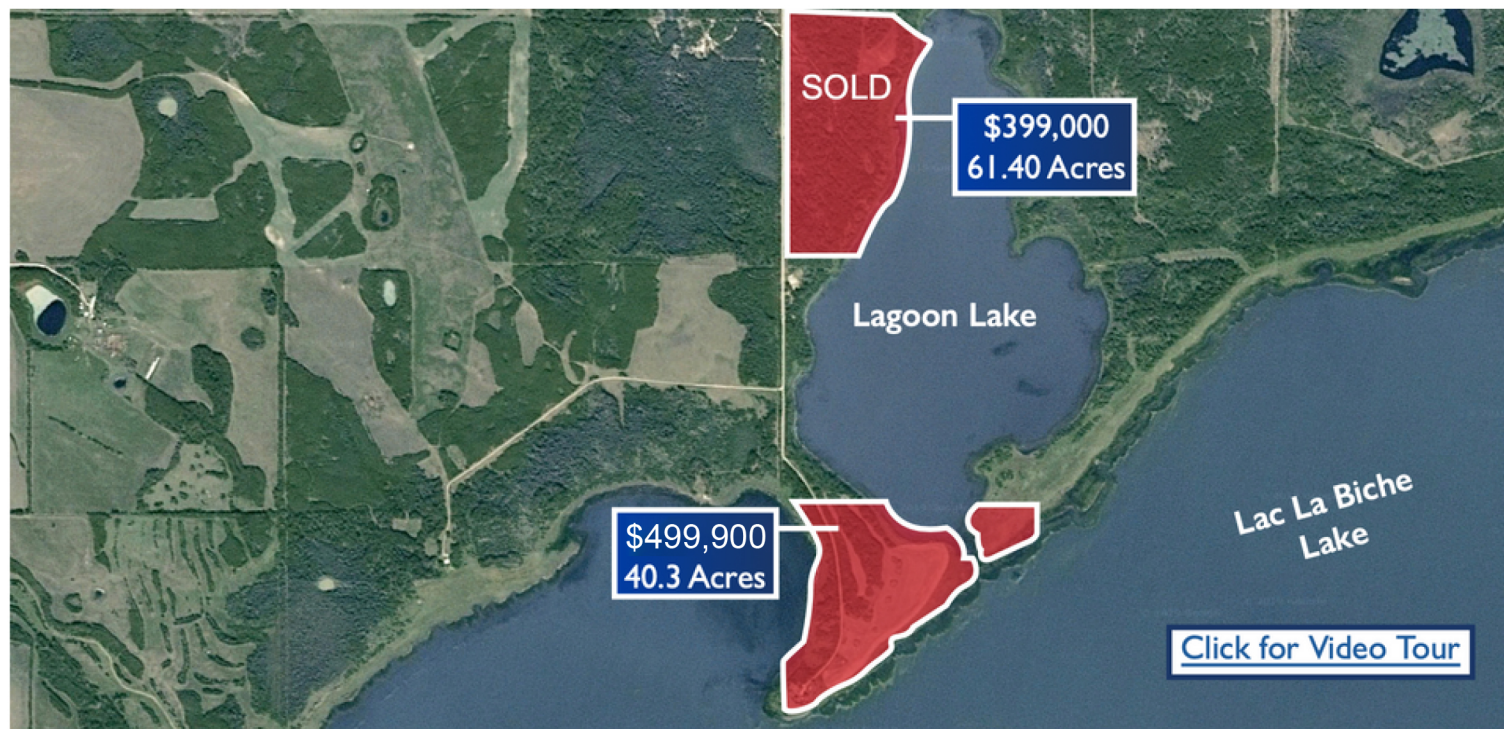


# LAC LA BICHE DEVELOPMENT OPPORTUNITY

BORDERING LAC LA BICHE LAKE & LAGOON LAKE | FOR SALE



## PROPERTY HIGHLIGHTS

- Fabulous and breathtaking 40.35 Acres of Lake. Front Property
- Currently designated for country residential lots of 4.97 ± acres, but priced for Recreational Use.
- Power and gas run straight to the old house which occupied the peninsula portion of land. House and Garage are to be demolished at Buyers Expense.

## PROPERTY DETAILS

Size:	40.30 Acres
Address:	NW Sec 14 TWP 68 Range 14 West 4th
Legal Description:	Block 12, 13 & 14 Plan LSD
Taxes:	\$1500 ± 2023
Power and Gas:	To Property
Price:	\$499,900

**RE/MAX**  
COMMERCIAL®

RE/MAX EXCELLENCE  
COMMERCIAL DIVISION

#201, 5607 199 Street Edmonton, AB T6M 0M8

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#1 RE/MAX Commercial Team Worldwide 2017 - 2019\*

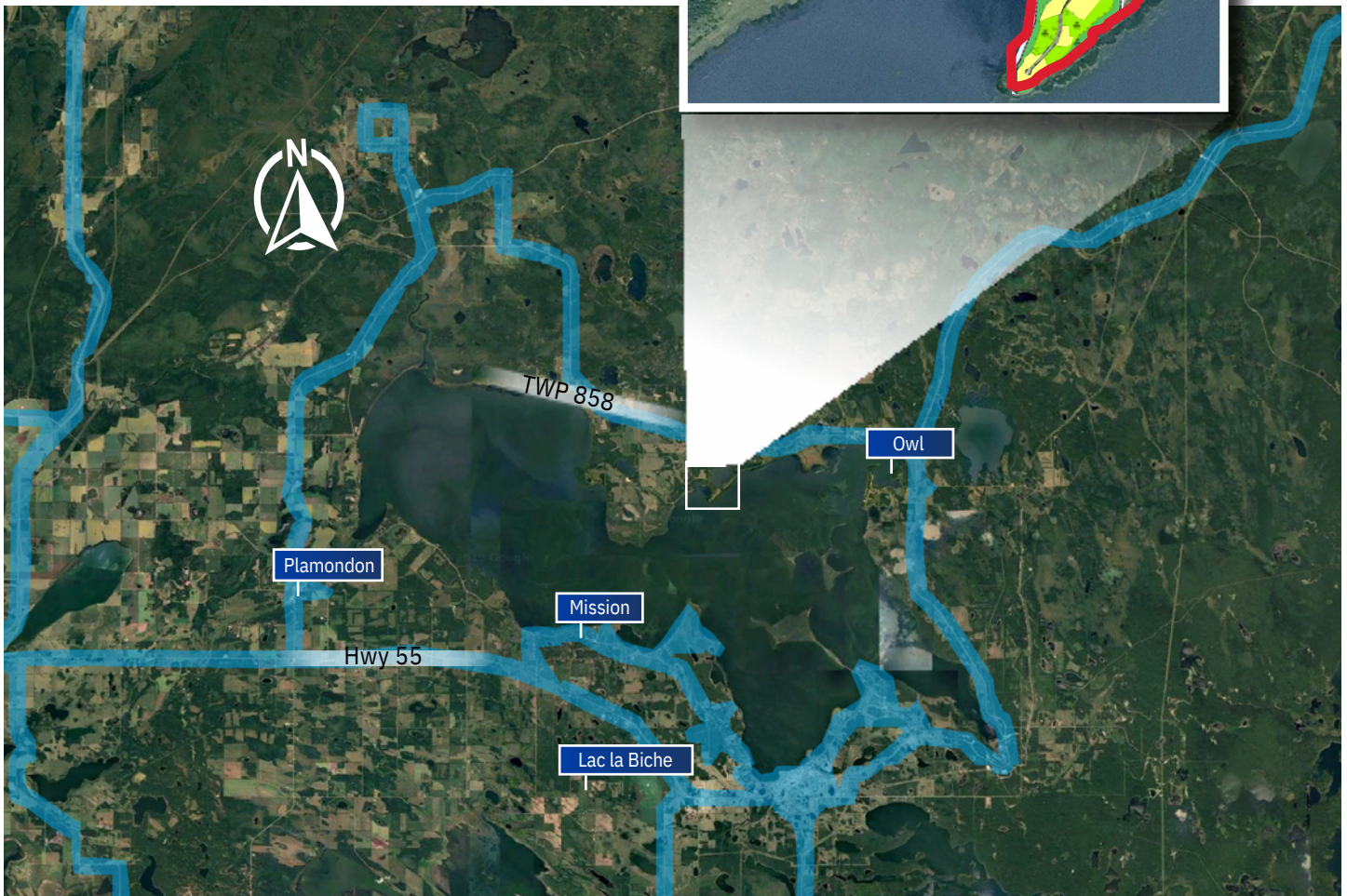
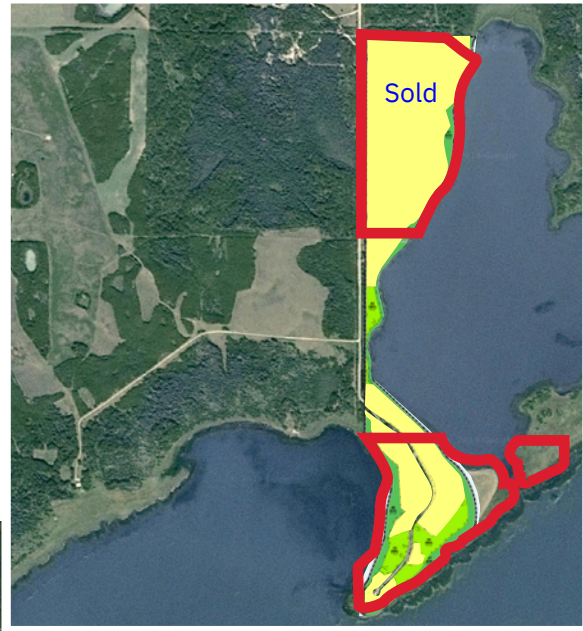
O:780.429.1200

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements should be independently verified by the Purchaser/Tenant. \*based on commercial commissions only for the year Jan.-Dec. 2017 & 2018.



# FOR SALE

## PROPERTY LOCATION



# FOR SALE

## LAC LA BICHE DEMOGRAPHICS | 2016



### Population:

Population: 9,531 (shadow, 2017).

Median Age: 37.9.

Projected Growth: 7.3%



### Income:

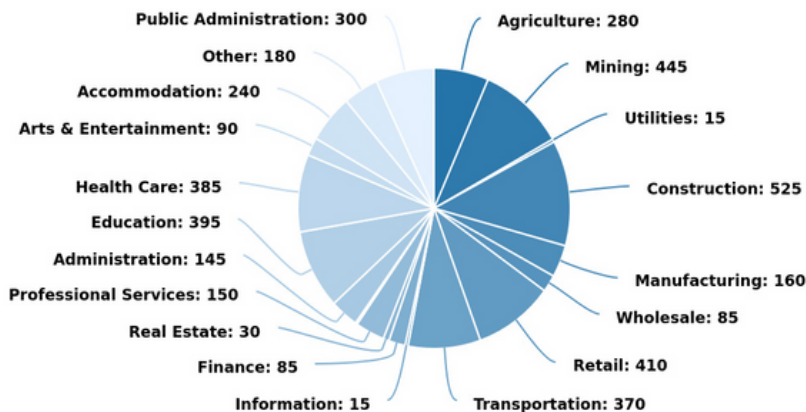
Medium Household Income \$91,47

Majority are above the 2,016 national median income.

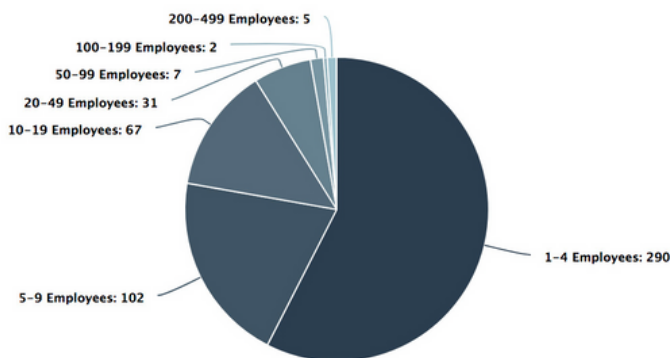
66.39 per cent are part of its working-age population, or those between the ages 15 to 64 years old, while 20.35 per cent make up the younger population that will also be part of the labour force in two decades or less. At the present, 1,635 people are expected to retire in the coming years.

## INDUSTRY | 2016

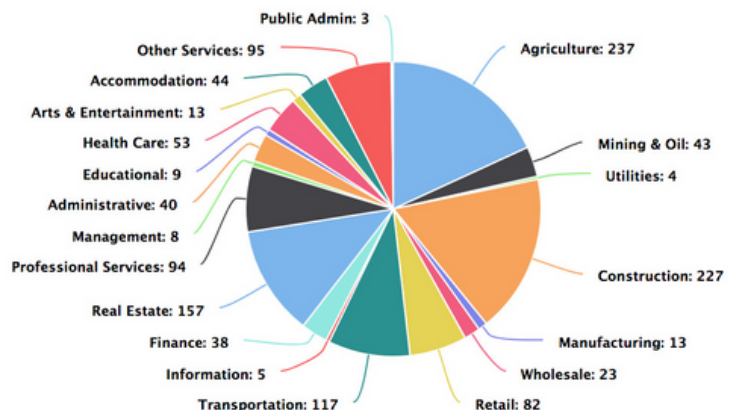
### Labor Force by Industry



### Business Sizes



### Business Industries





# FOR SALE

## DEVELOPMENT OPPORTUNITY



**Range Road 142**



**Private Entrance To Lagoon**