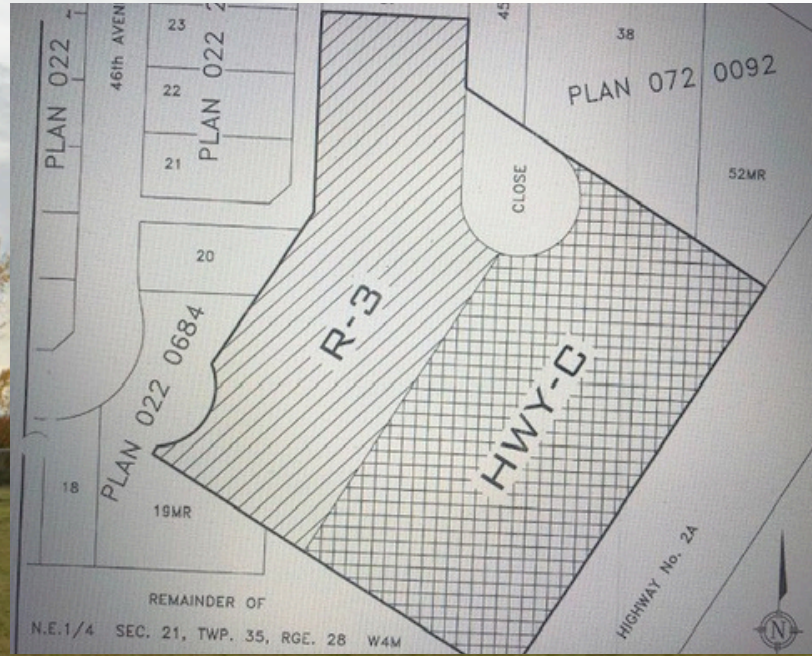


**FOR SALE**

**\$1,299,000**



## LAND IN INNISFAIL FOR SALE

Town of Innisfail, Alberta

**RE/MAX Excellence Commercial Division is pleased to present a prime development and investment opportunity along one of Alberta's key transportation corridors.**

This 3.29-acre property, strategically bordering Hwy 2A, offers significant versatility with 1.71 acres zoned for highway commercial use and 1.58 acres designated for multi-family development. The site includes a well-maintained 2,274 sq.ft. residential home with a double garage and benefits from subdivision approval valid until March 2028.

**Access Note:** The gate is locked from the Hwy 2A entrance. Please proceed to 4404-44 Street and access the property by crossing over from the cul-de-sac (park) area.

With excellent exposure to passing traffic, easy access, and flexible land use options, this property presents an ideal opportunity for investors, developers, or owner-operators seeking a high-visibility asset in a growth-oriented market.

**Sale Price**

\$1,299,000

**Lot Size**

± 3.29 Acres

**Zoning**

Zoned Hwy Commercial –  
1.71 Acres

Multi-Family – 1.58 Acres

**Subdivision  
Approval**

Until March 2028

**Current  
Residential  
Home**

± 2,274 SF with Double Garage



**Mortgage Calculator**

**RE/MAX**  
COMMERCIAL®  
RE/MAX EXCELLENCE  
COMMERCIAL DIVISION

**JUDITH RIMMER, Vice President**

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