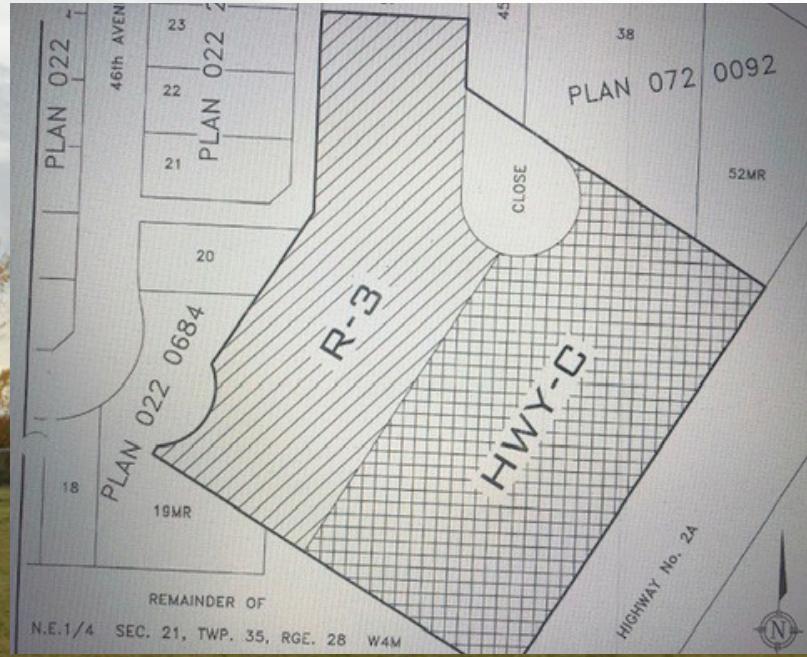


# FOR SALE

\$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.

<b>Sale Price</b>	\$1,299,000
<b>Lot Size</b>	± 3.29 Acres
<b>Zoning</b>	Zoned Hwy Commercial - 1.71 Acres Multi-Family - 1.58 Acres
<b>Subdivision Approval</b>	Until March 2028
<b>Current Residential Home</b>	± 2,274 SF with Double Garage



[Mortgage Calculator](#)

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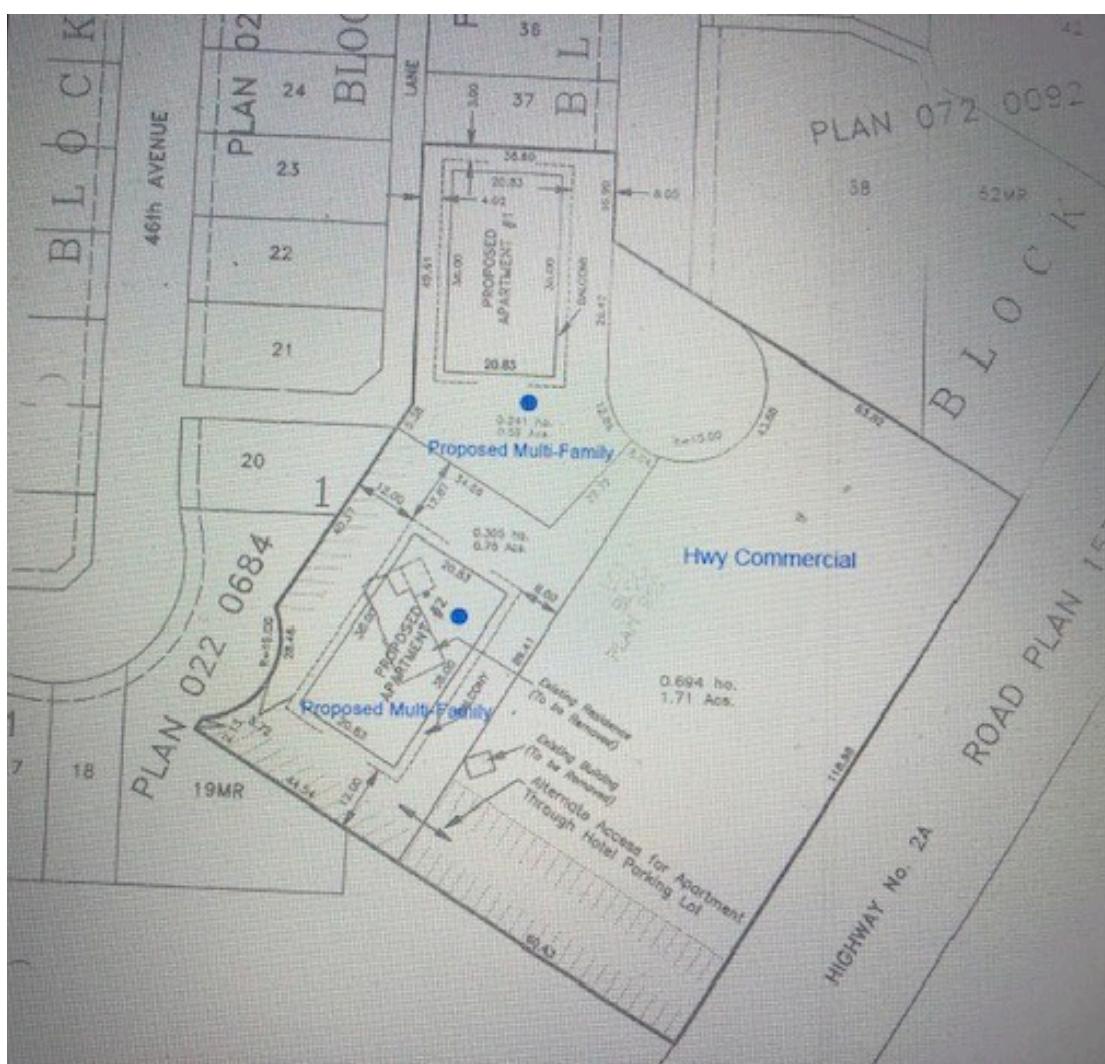
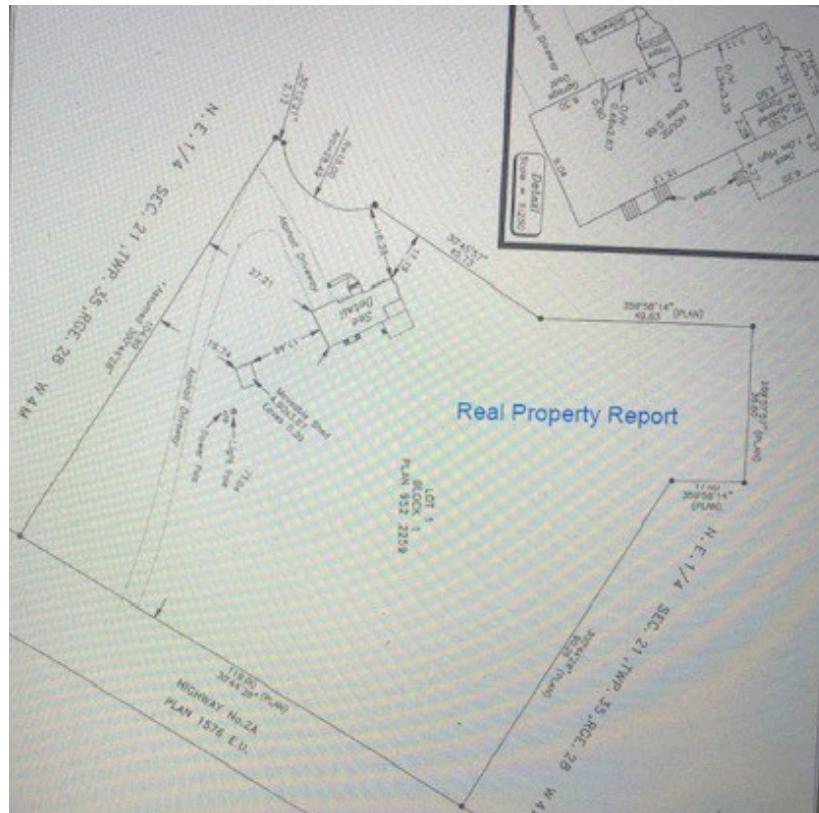


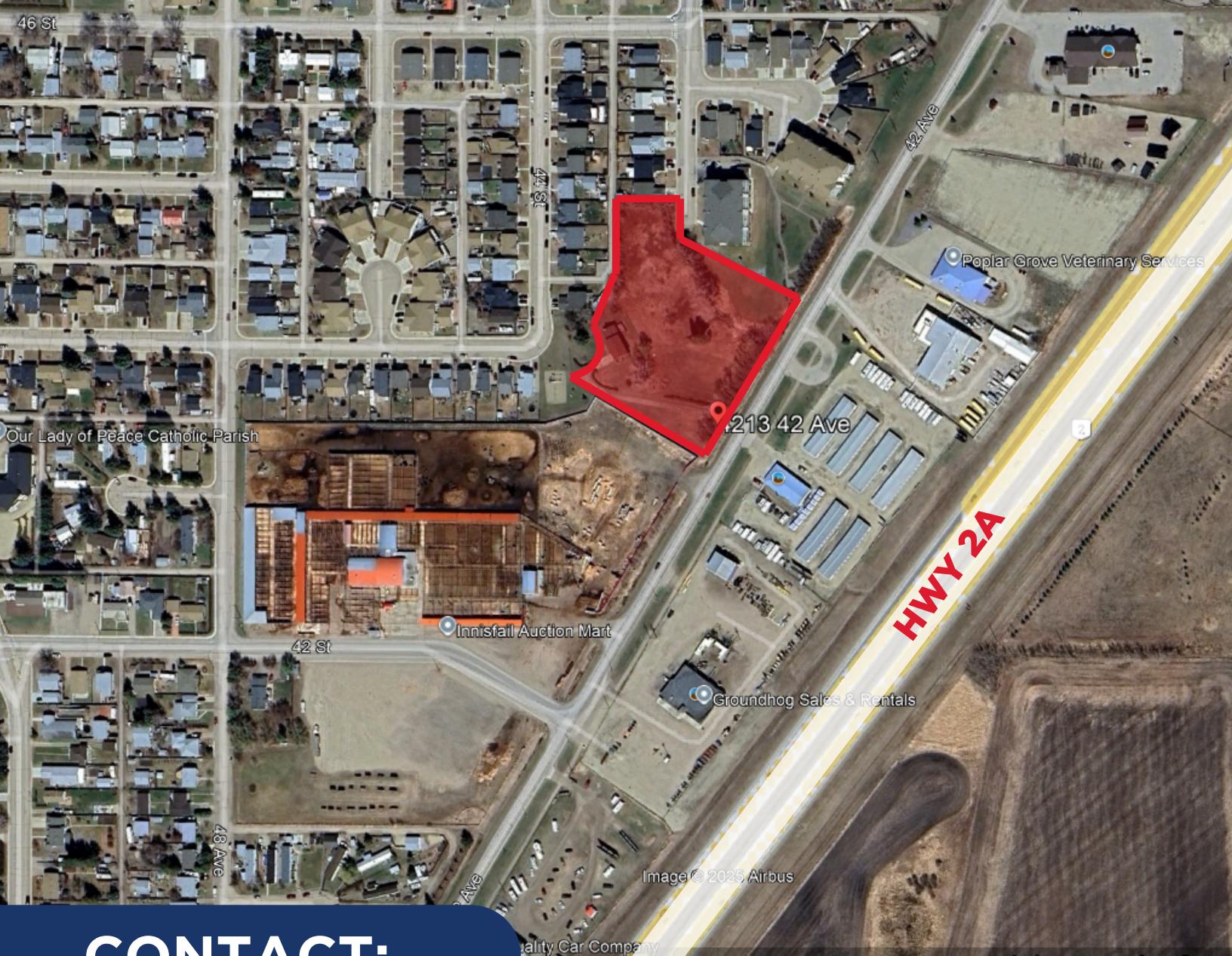
**JUDITH RIMMER**, Vice President

 (780) 405.9333

 [jrimmer@commercialyeg.ca](mailto:jrimmer@commercialyeg.ca)

# SITE PLAN





## CONTACT:

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