




FOR SALE

7.17 Acres
Highway 2 Exposure

Listing Agent – Davin Kemshead- davin@advantagecommercial.ca

 403-346-6655
 Century Centre, #203, 4807 – 50th Avenue
Red Deer, Alberta, T4N 4A5
 www.commercialandsales.com

Advantage – Commercial
is a Division of

CENTURY 21.

Advantage

Municipal Address:
5700 Woodland Road, Innisfail, RD County

Legal Description:
Lot: 1 Block: 2 Plan: 0820732

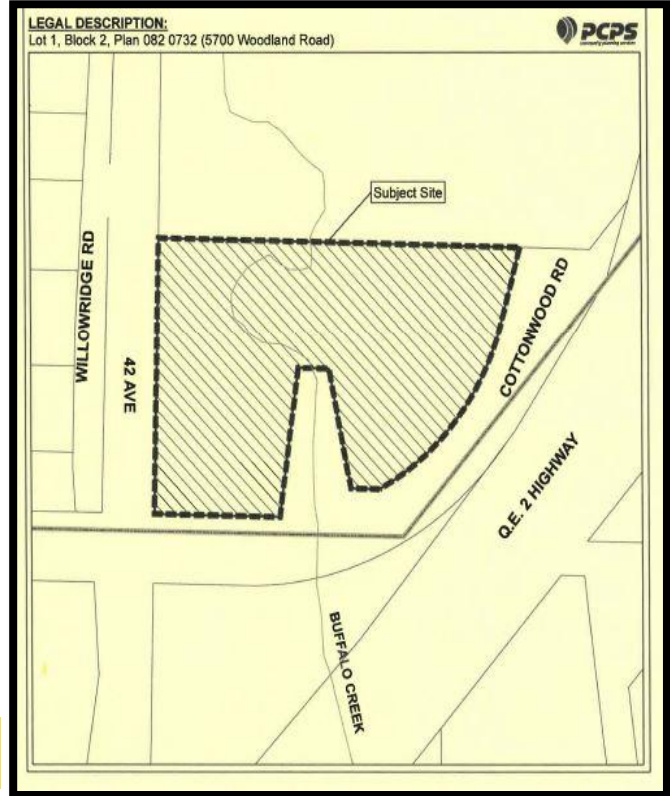
Lot Area : 7.17 Acres

Availability: Negotiable

Zoning: Hwy-C (Highway Commercial)

Taxes: \$5,897

Sale Price: \$1,469,850



Advantagecommercial.ca



Recently Re-Zoned to Highway Commercial! 7.17 Acres of Premium Highway 2 Exposure. Located on the South End of Innisfail Just Off Highway 54 Turnoff. This Property is Easily Visible From Both Directions on QE2 and Even Easier to Access! An Excellent Development Opportunity With Countless Possibilities!

COMMUNITY PROFILE



Distances

Innisfail is within a short distance of several major urban centres. As well, an hour's drive can take you anywhere from mountains, badlands and forests, to lakes, rivers and plains. The town is truly at the centre of it all.

Red Deer - 31 km | Calgary - 118 km | Edmonton - 183 km | Banff National Park - 215 km | US border - 370 km

Highways

Innisfail sits immediately adjacent to the Queen Elizabeth 2 Highway (known colloquially as the QE2) and is located near the midway point of the Calgary-Edmonton corridor - one of the most economically vibrant regions in the entire country.

The QE2 provides direct access to Calgary and Edmonton, and also leads to a number of other active trade routes that traverse Western Canada and the Pacific Northwest. As well, the highway links to the CANAMEX Trade Corridor, connecting Innisfail to the United States and Mexico through one of the most important trade routes in the continent.



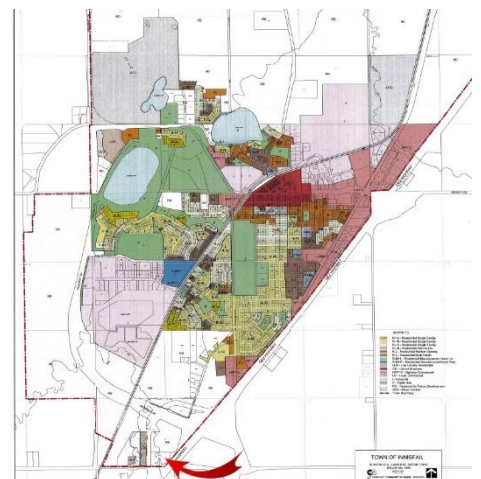
Local Taxation

Innisfail's tax rates sit well below the regional average -- making the town an attractive place to live and do business.



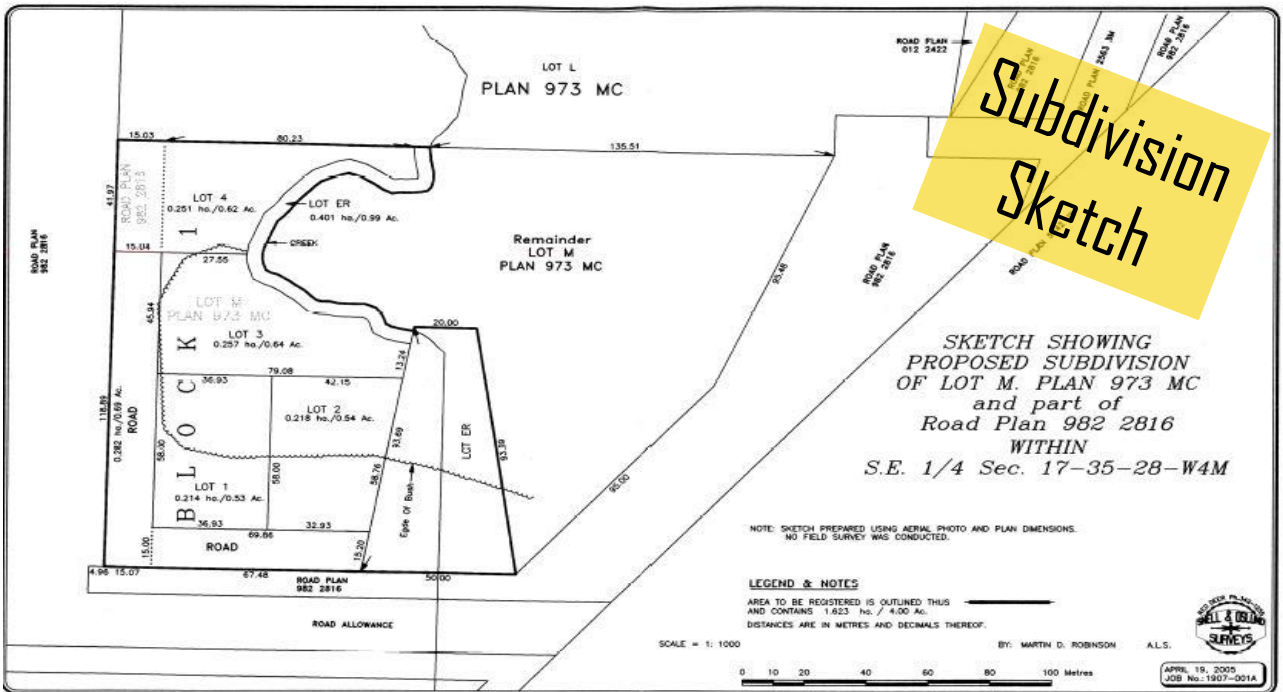
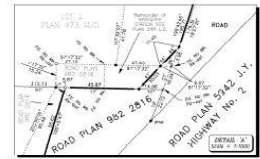
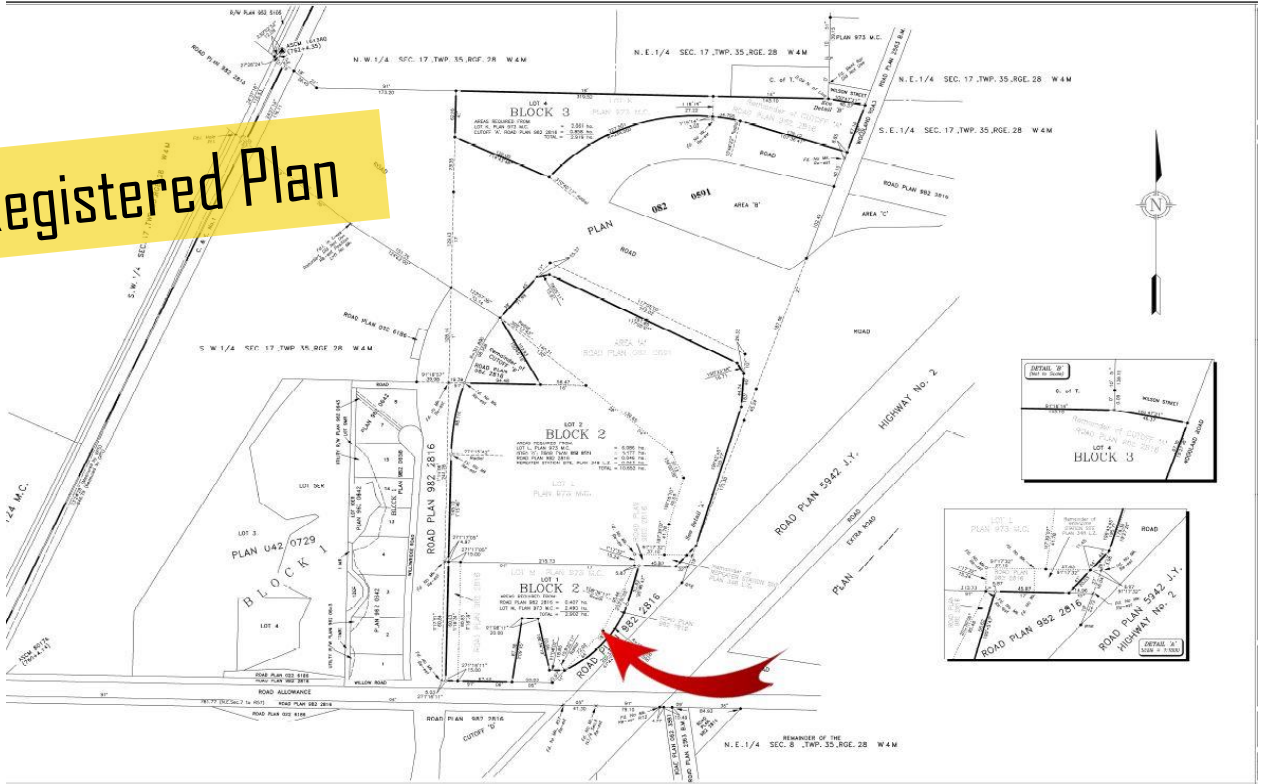
Labour Force

	Total	Male	Female
Population 15 yrs+	6,395	3,075	3,320
In the labour force	4,310	2,290	2,020
Participation rate (%)	67.4	74.5	60.8
Employed	4,070	2,135	1,935
Employment rate (%)	63.6	69.4	58.3



SALE OPPORTUNITY

Registered Plan



Subdivision Sketch

SKETCH SHOWING PROPOSED SUBDIVISION OF LOT M, PLAN 973 MC and part of Road Plan 982 2816 WITHIN S.E. 1/4 Sec. 17-35-28-W4M

NOTE: SKETCH PREPARED USING AERIAL PHOTO AND PLAN DIMENSIONS. NO FIELD SURVEY WAS CONDUCTED.

LEGEND & NOTES
AREA TO BE REGISTERED IS OUTLINED THIS AND CONTAINS 1.623 ha. / 4.00 Ac.
DISTANCES ARE IN METRES AND DECIMALS THEREOF.

SCALE = 1:1000
BY: MARTIN D. ROBINSON A.L.S.
APRIL 18, 2005
JOB No.: 1907-001A