

# \$7,800,000 - 6360 C & E Trail, Innisfail

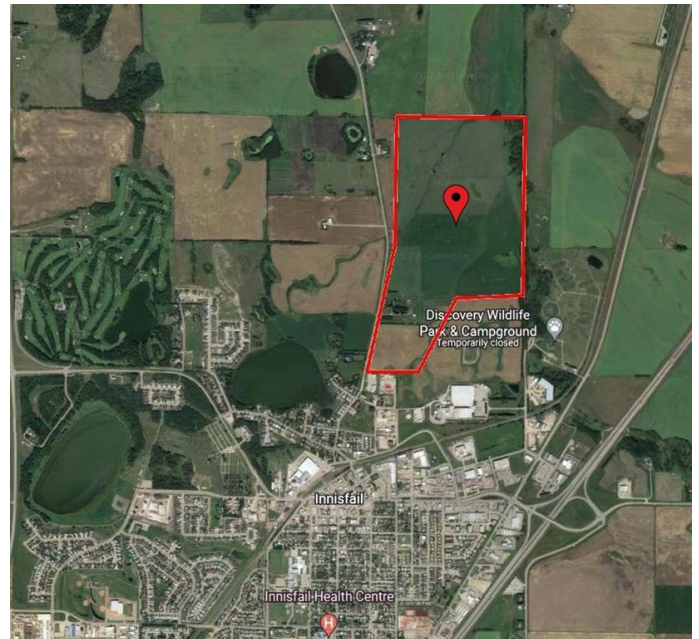
MLS® #A2006131

**\$7,800,000**

0 Bedroom, 0.00 Bathroom,  
Land on 270.00 Acres

North Industrial, Innisfail, Alberta

270 Acres of PRIME Industrial Development Land on the Leading Edge of Innisfail's NASP. This Unique Property is an Excellent Investment and Development Opportunity. With allocation for Industrial purposes and directly connected to North Innisfail and all Municipal Service Connections, it's an ideal parcel. While the land is currently serving Agricultural & Cattle needs, it is Zoned RD (Reserved for Future Development) within Innisfail's current NASP and is an Integral Main Component to the Expansion in the town of Innisfail. It's a very Rare Investment Opportunity in a Community Poised for Expansive Growth! This land can be sold in 2 separate parcels comprised of the South - 110 Acre Parcel at \$3,200,000 & the North - 160 Acre Parcel at \$4,500,000.



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A2006131        |
| Price     | \$7,800,000     |
| Bathrooms | 0.00            |
| Acres     | 270.00          |
| Type      | Land            |
| Sub-Type  | Industrial Land |
| Status    | Active          |

## Community Information

Address 6360 C & E Trail

|             |                  |
|-------------|------------------|
| Subdivision | North Industrial |
| City        | Innisfail        |
| County      | Red Deer County  |
| Province    | Alberta          |
| Postal Code | T4G 0G9          |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2022 |
| Days on Market | 920                |
| Zoning         | RD                 |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | CENTURY 21 ALL STARS REALTY LTD. |
|----------------|----------------------------------|

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