

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

MLS® #E4317208

**\$7,800,000**

Bedroom, Bathroom,  
Land Commercial on 270.00 Acres

North Industrial, Innisfail, AB

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 \$3,300,000 & the North - 160 Acre Parcel at \$4,500,000.

### Essential Information

MLS® #	E4317208
Price	\$7,800,000
Acres	270.00
Type	Land Commercial

### Community Information

Address	6360 C & E Tr
Area	Red Deer County
Subdivision	North Industrial



City	Innisfail
Province	AB
Postal Code	T4G 0G9

### Exterior

Construction	See Remarks
--------------	-------------

### Additional Information

Date Listed	October 15th, 2022
-------------	--------------------

Zoning	RD
--------	----

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2024 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 19th, 2024 at 2:16am MDT