

FOR SALE

1710 ACCESS DRIVE
BOWDEN, AB



About the Property

Prime 5.09-acre commercially zoned property located on Highway 11 in the Town of Bowden, available for sale or lease. This expansive parcel offers excellent visibility and easy access, positioned less than 1 km from the Highway 11 exit to the north.

The property is fully fenced, providing security and privacy, with entry via the adjacent service road (Access Drive). A temporary office structure is on-site, suitable for immediate operational needs or as a base during development.

Ideal for businesses seeking a strategic location with room for growth, this property presents a valuable opportunity in a growing area.



LEGAL DESCRIPTION

Plan 0412069, Block 1, Lot 1

LOT SIZE

5.09 Acres

LOCATION

Bowden

ZONING

C2 - Highway Commercial

SALE PRICE

\$950,000

LEASE RATE

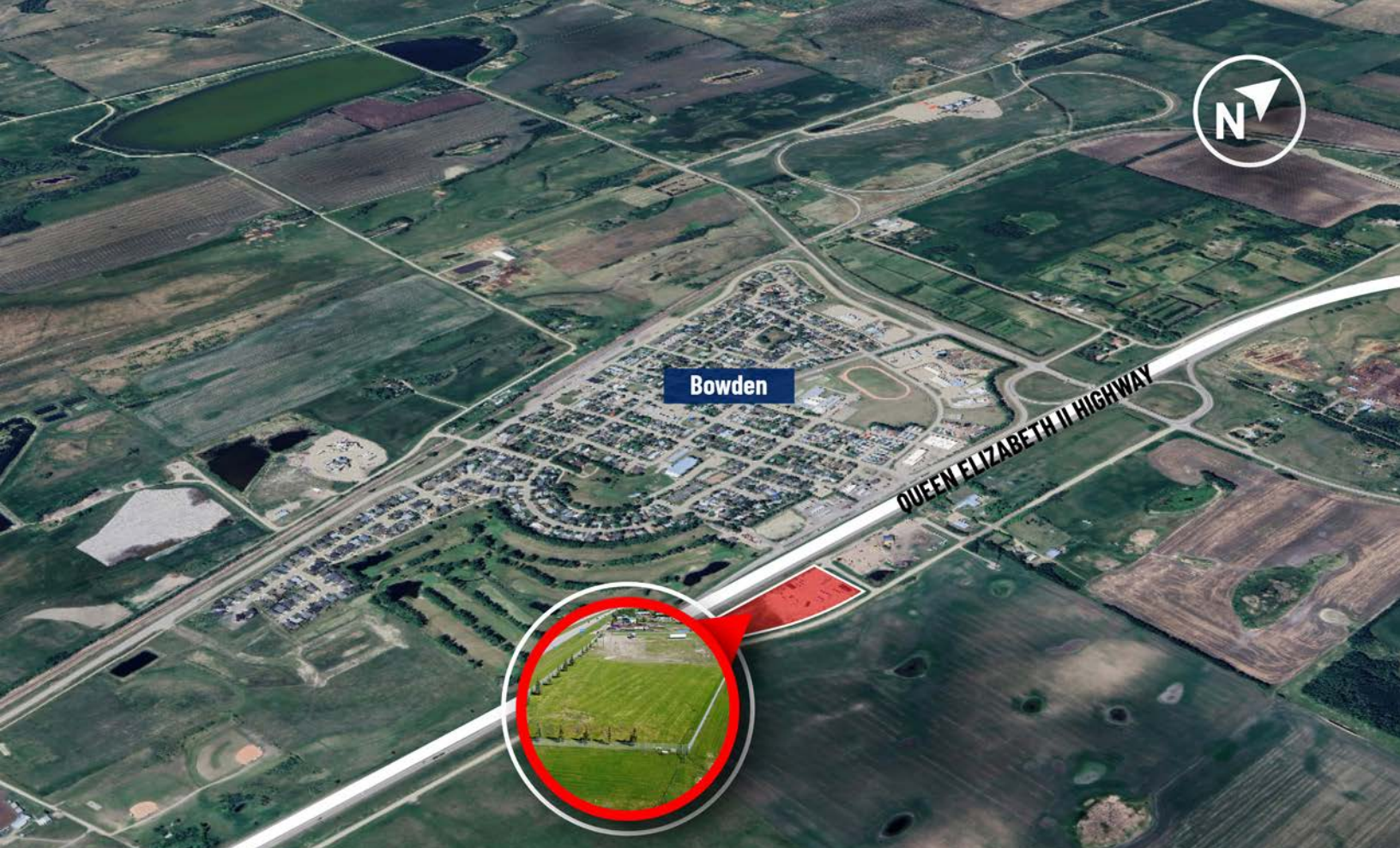
\$5,000/month + *property taxes*

PROPERTY TAXES (2024)

\$9,797

POSSESSION

Immediate



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