

# FOR SALE

5004 40TH AVENUE  
INNISFAIL, AB





5007 40th Avenue

50th Street

QEII Highway

## About the Property

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This 1.23-acre Highway Commercial (HWY-C) zoned parcel offers prime development potential in a high-visibility location just off Highway 11 in Innisfail. Fully serviced and located on 40th Avenue next to the Days Inn Hotel, this property benefits from exposure to local and highway traffic and proximity to major businesses, including Boston Pizza, Freeman Registries, UFA, Integra Tire and Auto Centre, and Innisfail Chrysler.

The HWY-C zoning permits a variety of uses, including retail stores, restaurants, financial services, motels, gas bars, and personal or business support services. Discretionary uses include car washes, mini-storage warehouses, child care facilities, and cannabis stores, among others. This zoning is ideal for businesses seeking placement along high-traffic roadways with a focus on strong design standards.

With easy access to the QEII Highway and Main Street (50 Street), this parcel is an excellent choice for commercial development in Central Alberta.

### LEGAL DESCRIPTION

Plan 0621449, Block 4, Lot 18

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### PARCEL SIZE

1.23 Acres

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### LOCATION

Innisfail

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### ZONING

HWY-C Highway Commercial

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### SALE PRICE

\$339,000

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### PROPERTY TAXES

\$2,798 (2024)

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### POSSESSION

Immediate



# Central Alberta's Ambassador for Commercial Real Estate



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