

VENDOR FINANCING  
AVAILABLE



**FOR SALE**

Entwistle Storage Land

4827 47 Avenue, Entwistle, AB

4.49 Acres (+/-)



**AICRE**  
COMMERCIAL



- **HIGH EXPOSURE TO HIGHWAY 16**
- **LAND IS GRAVELED, FENCED AND GATED**

Excellent access to major highways including Highway 16, Highway 16A and Highway 22 (Cowboy Trail)

Short drive time to Evansburg, Wabamun Lake and Drayton Valley

Surrounding businesses include: ESSO Gas Station, Subway, Journeyman Inn, Lighthouse Restaurant and Lounge and Liquor on 16



## Property Specifications

<b>Total Lot Size:</b>	4.49 Acres (+/-)
<b>Yard:</b>	Gravel, fenced and gated
<b>Ideal for:</b>	Equipment Storage Oil Field Service Pipe & Mat Storage

# FOR SALE

## 4827 47 Avenue, Entwistle

### Property Details

Address:	4827 47 AveNUE, Entwistle, AB
Zoning:	IAR (Industrial Ag.Resource)
Legal:	Plan 9420356, Block B, Lot 1
Site Size:	4.49 Acres (+/-)
Land Tax:	\$1,983.19 (2022)
Land Sale Price:	<del>\$600,000.00</del> \$500,000.00* *Vendor Financing Available



**Jim McKinnon**  
Broker / Partner  
780-719-8183  
jim@aicrecommercial.com

**Erin Oatway**  
Partner / Associate  
780-218-7585  
erin@aicrecommercial.com

**Colton Colquhoun**  
Associate Broker  
780-830-9120  
colton@aicrecommercial.com

**Meadow Kenney**  
Associate  
780-271-4845  
meadow@aicrecommercial.com

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