

**159.08 +/- ACRES
PRIME DEVELOPMENT LAND**



**6311 50 AVENUE
DRAYTON VALLEY, AB**

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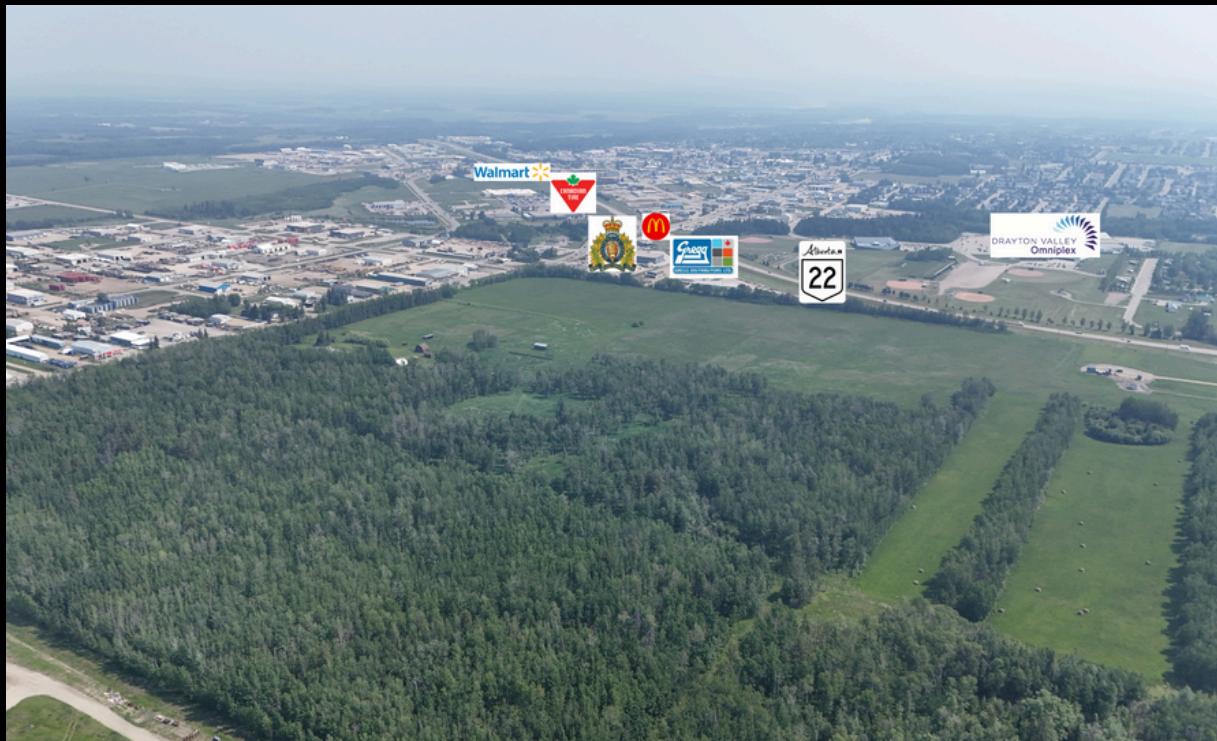
Royal LePage® Noralta Real Estate Inc, Brokerage
202 Main Street, Spruce Grove, AB
Independently Owned & Operated

 **ROYAL LePAGE®
COMMERCIAL™**

\$2,700,000.00

Property Features

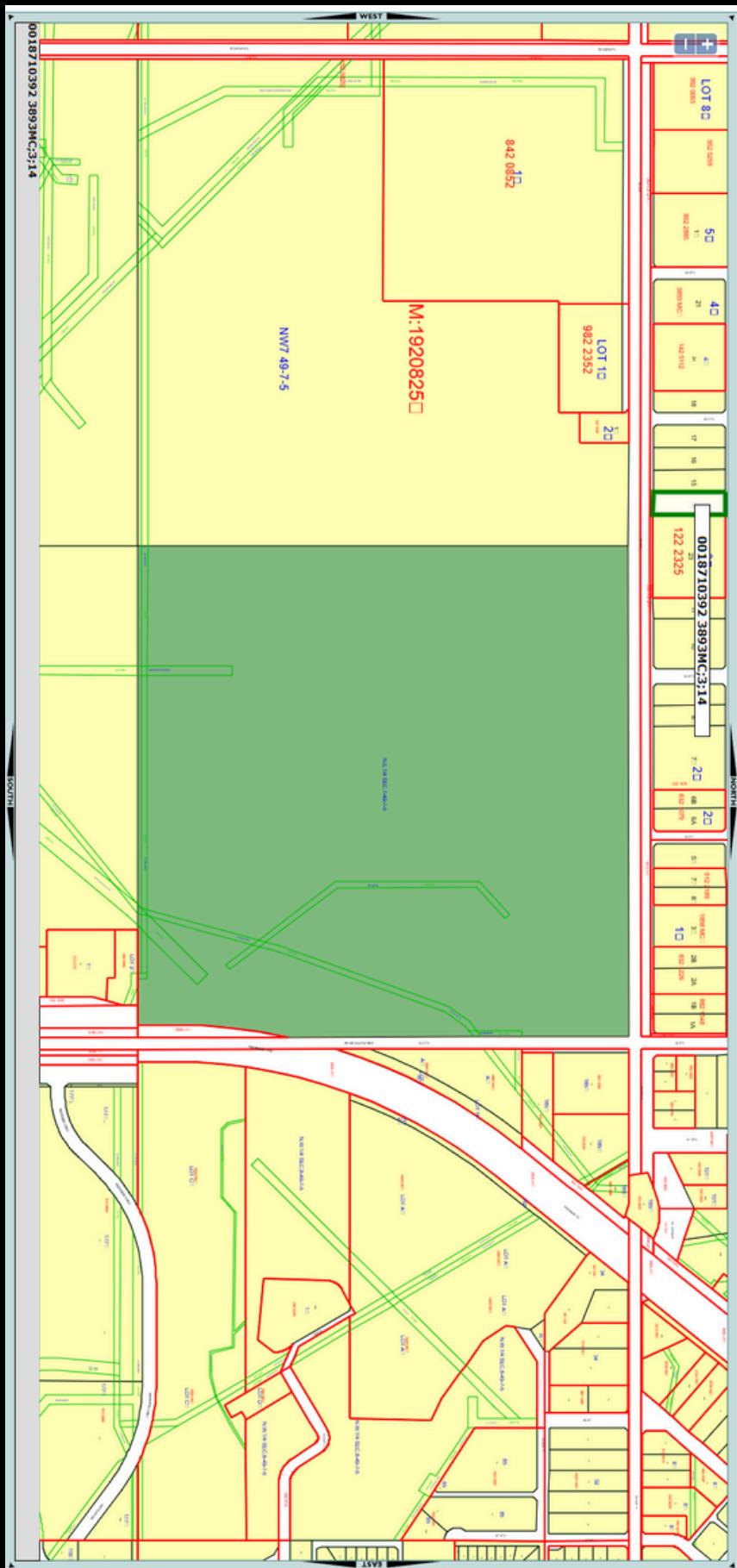
- 159+/- Acres of Prime Development Land in Drayton Valley
- Zoned S-URB - Special Urban Reserve
- Strategically located along Highway 22
- Excellent visibility and easily accessible
- Surrounded by established commercial & residential developments
- Long term investment with strong redevelopment possibilities
- \$47,500 annual income from registered surface lease
- Well and Septic system on the property
- 2,000+/-sf home & 800+/-sf attached garage included on site



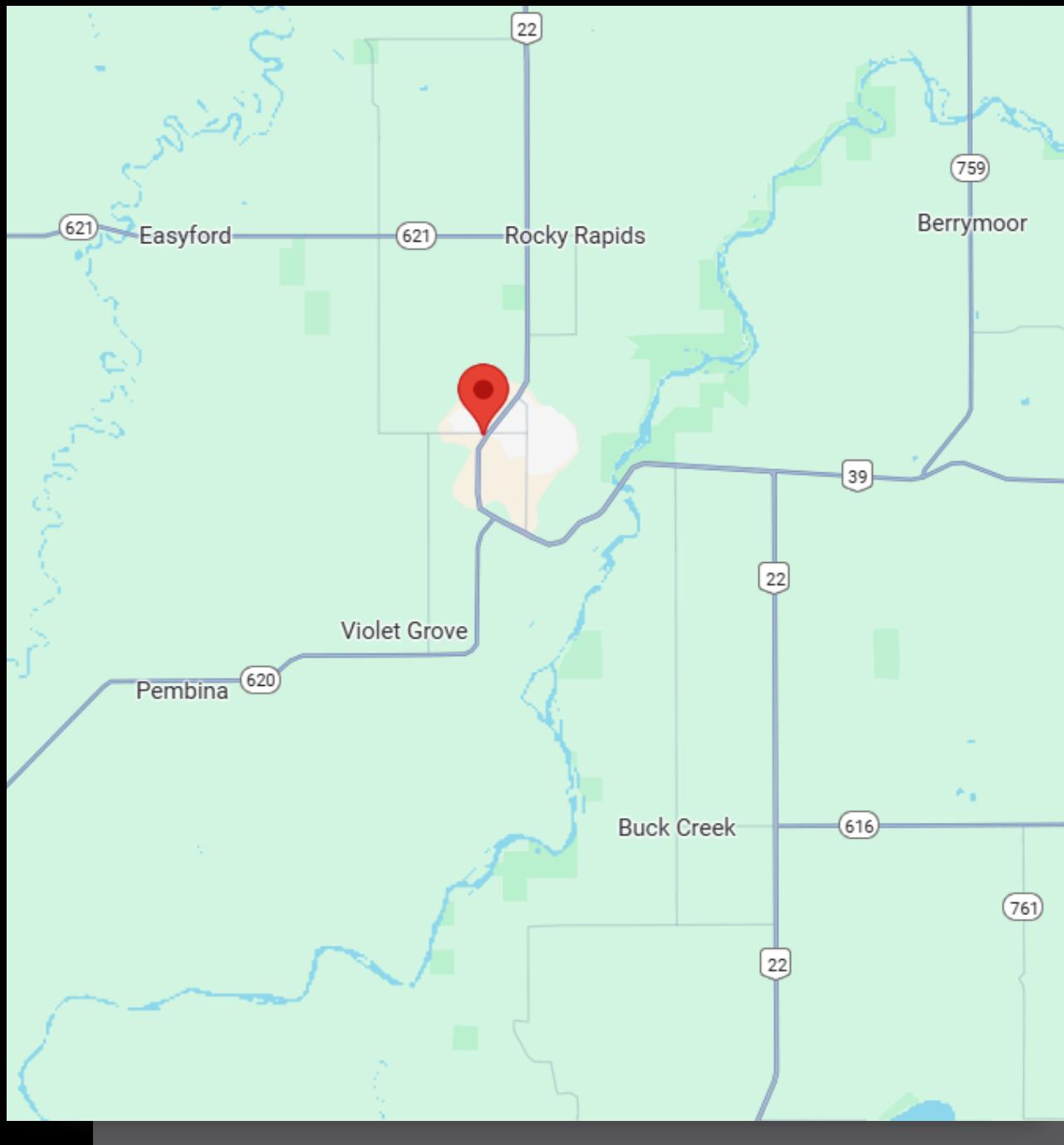
PROPERTY PHOTOS



MAP



LOCATION MAP



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