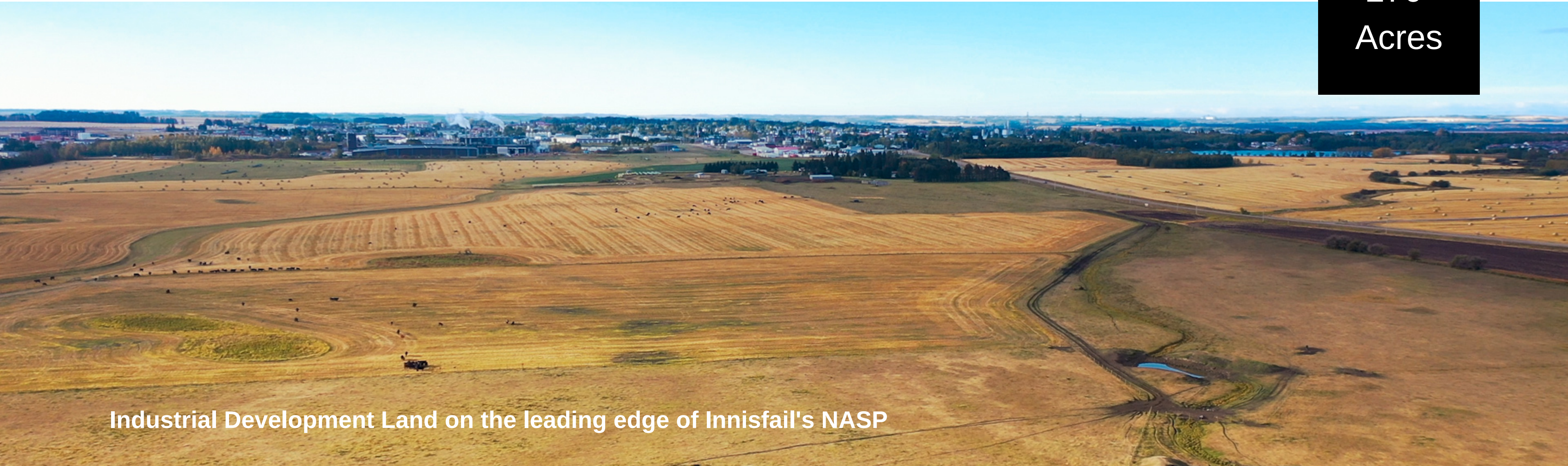


6360 C&E Trail

Industrial Development Land

Asking Price
\$7,700,000

270
Acres



Industrial Development Land on the leading edge of Innisfail's NASP

CENTURY 21
COMMERCIAL®

All Stars Realty Ltd.

Brad Warkentin
780.913.3537
home4u@telus.net

Alyesha Neufeld
780.920.1812
alyesha.neufeld@c21.ca

Location

Located on the North edge of Innisfail and directly connected to all municipal services.

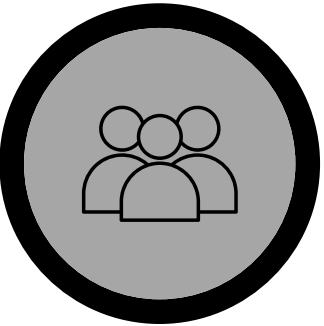


Potential Development

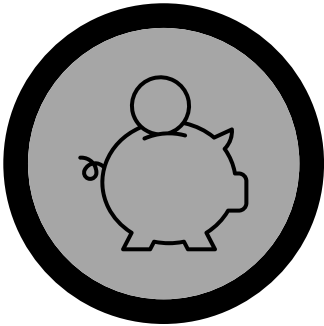
Industrial

Specifications

ADDRESS	6360 C & E Trail
SITE AREA	270
LOCATION	Town of Innisfail
MUNICIPALITY	Rural Red Deer County
ZONING	RD - Reserved for future development
PROPERTY TAXES	\$4,202



7,865
Population



\$76,160
Median household
income



6360
C&E Trail

Industrial
Development
Land

Surrounding Amenities

- | | | | |
|-----------------------------------|--|--|---|
| 1. Discovery Wildlife Park | 12. River Float | 22. Edgar Farms, The Jungle Farm, Pearsons Berry Farm, Nixon Honey farm, and Eagle Creek Farms | 30. Mud/Hazelwood Lake - No public access |
| 2. Innisfail Pro Rodeo | 13. Double Tree Village Museum | 23. Bowden Sun Maze | 31. Off Leash Dog Park |
| 3. Dinos Centre Inc. | 14. Western & Wildlife Art Gallery | 24. Innisfail Golf Club | 32. Anthony Henday Campground |
| 4. Aquatic Centre | 15. Historical Village | 25. Bowden Golf Course | 33. Red Lodge Guest Ranch |
| 5. Spray Park | 16. Historic Markerville | 26. Gleniffer Lake & Country Club | 34. River Ridge RV Park & Campground |
| 6. Library & Learning Centre | 17. Danish Canadian National Museum & Gardens | 27. Whispering Pines Golf & Country Club Resort | 35. Gleniffer Lake Reservoir |
| 7. Innisfail Bowling Lanes | 18. Stephansson House - Provincial historic site | 28. Dodd's Lake - Active use | 36. Bowden Heritage Rest Area |
| 8. Century Theatre | 19. Dickson Store Museum | 29. Napoleon Lake - Passive use | 37. Trail system - 20 KM trail network |
| 9. Napoleon Lake/ Centennial Park | 20. Bowden Pioneer Museum | | |
| 10. Alberta Skydive Central | 21. Local Farmers Market | | |
| 11. RCMP Dog Training Facility | | | |

