

FOR SALE

RED DEER DEVELOPMENT OPPORTUNITY

Mixed Residential/Commercial Lands

#10 - 39063 C & E Trail, Red Deer, AB

Cushman & Wakefield Edmonton

Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

Ian Stuart

Associate
780 242 9992
ian.stuart@cwedm.com

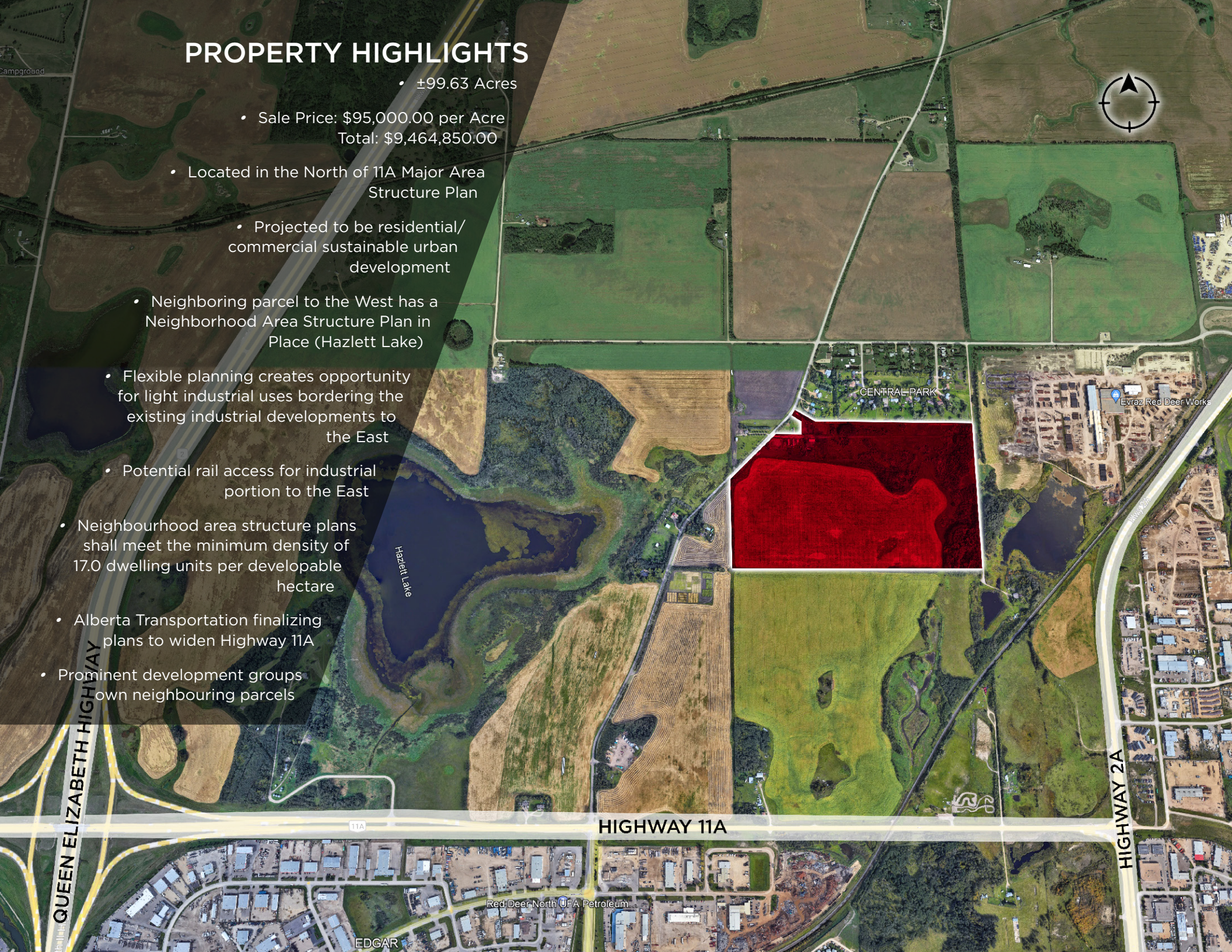
Jeff McCammon

Partner
780 445 0026
jeff.mccammon@cwedm.com

PROPERTY HIGHLIGHTS

• ±99.63 Acres

- Sale Price: \$95,000.00 per Acre
Total: \$9,464,850.00
- Located in the North of 11A Major Area Structure Plan
- Projected to be residential/commercial sustainable urban development
- Neighboring parcel to the West has a Neighborhood Area Structure Plan in Place (Hazlett Lake)
- Flexible planning creates opportunity for light industrial uses bordering the existing industrial developments to the East
- Potential rail access for industrial portion to the East
- Neighbourhood area structure plans shall meet the minimum density of 17.0 dwelling units per developable hectare
- Alberta Transportation finalizing plans to widen Highway 11A
- Prominent development groups own neighbouring parcels



PROPERTY DETAILS



MUNICIPAL ADDRESS

#10 - 39063 C&E Trail, Red Deer, AB

LEGAL DESCRIPTION

All that portion of the North East Quarter of Section Four (4) Township thirty nine (39)

Range Twenty Seven (27) West of The Fourth Meridian

Shown to be covered and not to be covered by the waters of an unnamed lake as shown on a plan of survey of the said Township signed at Ottawa

On the 27th day of June A.D. 1893, which lies to the South East of the South Easterly limit of the road as shown on road plan 2105BM, and the South land subdivided under plans 4886KS and 6471KS, containing 40.7 hectares (100.63 acres) more or less

EXCEPTING THEREOUT

Hectares (Acres) more or less

Plan 9222716 - Subdivision

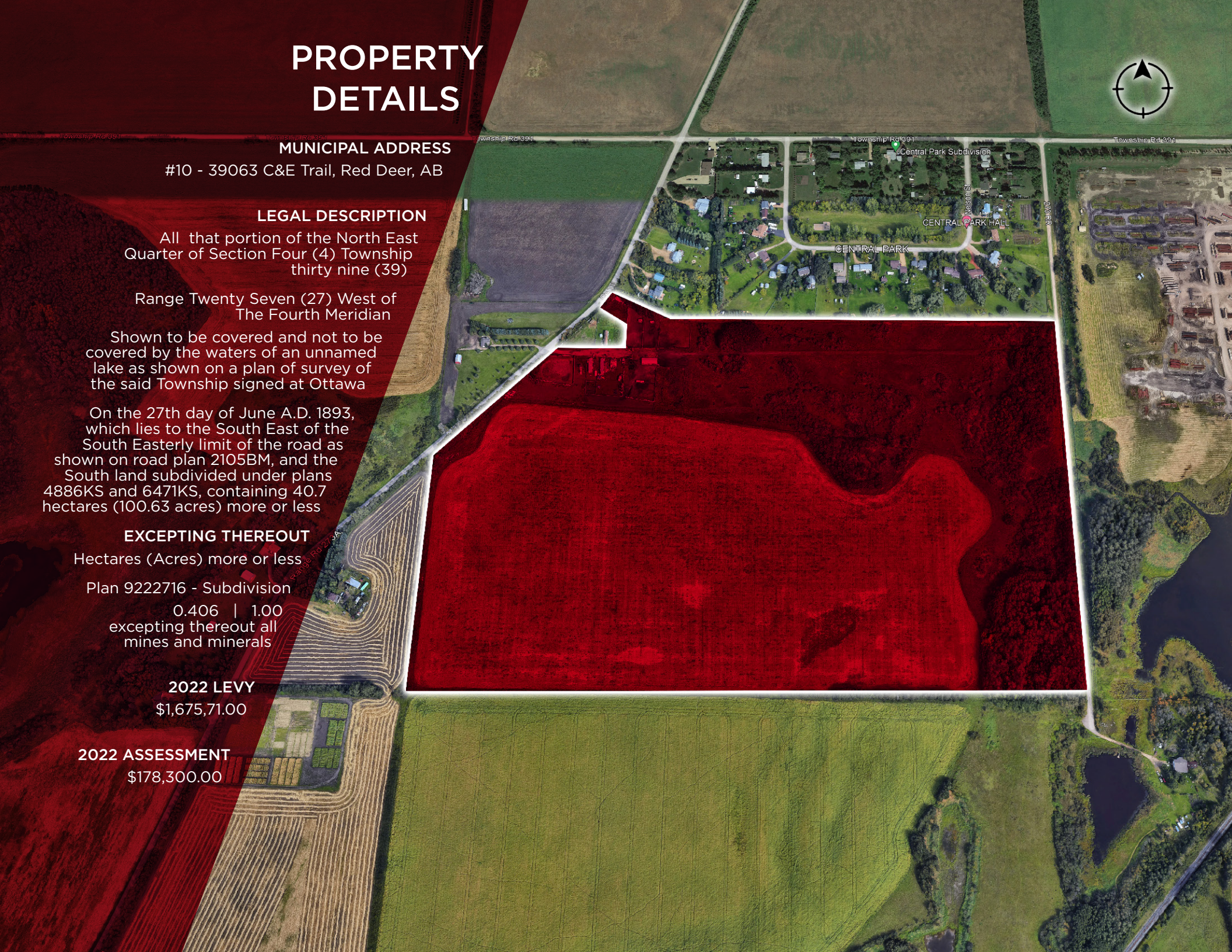
0.406 | 1.00
excepting thereout all
mines and minerals

2022 LEVY

\$1,675,71.00

2022 ASSESSMENT

\$178,300.00





Ian Stuart
Associate
780 242 9992
ian.stuart@cwedm.com

Jeff McCammon
Partner
780 445 0026
jeff.mccammon@cwedm.com