

FOR SALE SH 747 SITE HIGHWAY 2A

MUNICIPAL DISTRICT OF SMOKY RIVER, AB

±5.91 ACRES OF INDUSTRIAL SERVICE YARD

PROPERTY HIGHLIGHTS

- Located between Highway 2A and Township Road 744 in the Municipal District of Smoky River, Alberta
- Site Improvements: Steel frame shed, quonset, partially graveled site, perimeter fencing
- Quick Access to highway 2A intersection.
- 413 km (268 miles) northwest of Edmonton
- 62 km (40 miles) south of Peace River
- 161 km (100 miles) northeast of Grande Prairie

Jeff Drouin Deslauriers Associate Partner, Edmonton 780 701 3289 jeff.deslauriers@cwedm.com

Brent Johannesen Vice President, Calgary Industrial Sales & Leasing 403 261 1116 brent.johannesen@cushwake.com **PROPERTY HIGHLIGHTS**

MUNICIPAL ADDRESS: Rural Legal: SE-27-74-19-5

LEGAL DESCRIPTION: Plan 0125257, Block 1, Lot 1

YEAR BUILT: Zoning: AG (Agriculture District)

SITE SERVICING: Rural servicing

SITE SIZE: ±5.91 Acres

SALE PRICE: \$130,000 (\$21,997/Acre)

TAXES: (TBC)

Jordan LeBlanc

Associate Vice President, Calgary Industrial Sales & Leasing 403 261 1166 jordan.leblanc@cushwake.com CUSHMAN & WAKEFIELD Edmonton Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5J 221 www.cwedm.com

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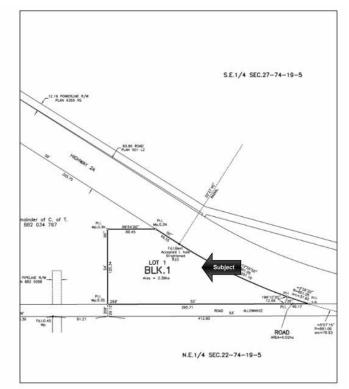
PROPERTY PHOTOS



AERIAL



SITE PLAN



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