

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

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)

Jeff Drouin Deslauriers, SIOR®
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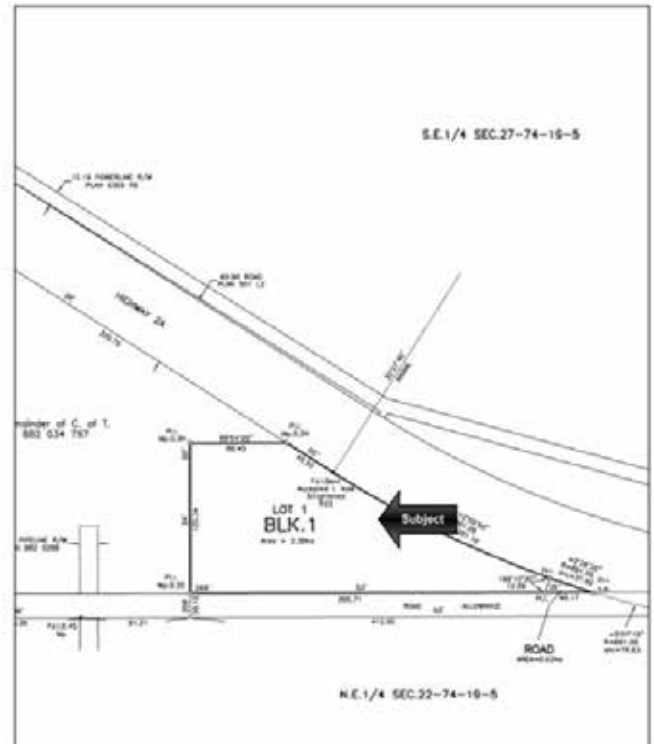
PROPERTY PHOTOS



AERIAL



SITE PLAN



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