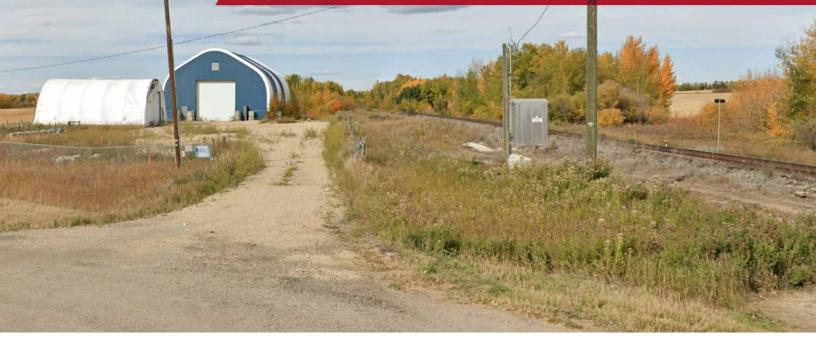


FOR SALE

TOWNSHIP ROAD 364 & RANGE ROAD 232,

RED DEER COUNTY, AB



±7.21 ACRES OF INDUSTRIAL DEVELOPMENT LAND

PROPERTY HIGHLIGHTS

- Industrial Serviced Yard is an appealing size for a variety of industrial uses.
- Paved access to a secondary highway
- Land Improvements: (2) quonsets and partially gravelled site
- 40 Minutes to Red Deer, Innisfail, Stettler
- Located in the Hamlet of Lousana within the County of Red Deer

- Major development regulations associated with the MI land use designation:
 - Minimum lot width of 100 feet.
 - Maximum building height of 60 feet.
 - Minimum front yard of 100 feet from a provincial highway.
 - Minimum rear yard of 25 feet.
 - For a complete list of development regulations refer to bylaws & Permitted Uses: LINK

Jeff Drouin Deslauriers

Associate Partner, Edmonton 780 701 3289 jeff.deslauriers@cwedm.com Brent Johannesen Vice President, Calgary 403 261 1116

Jordan LeBlanc Associate Vice President, Calgary 403 261 1166 brent.johannesen@cushwake.com jordan.leblanc@cushwake.com

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PROPERTY DETAILS

Municipal Address:	Township Road 364 & Range Road 232, Red Deer County, Alberta
Legal Description:	Plan 4567AA, Block RLY, Lot 36 and OT;36;23;W4
Zoning:	IM - Medium Industrial AG - Agricultural District

Site Servicing:	Rural servicing
Site Size:	±7.21 Acres
Site Access:	Township Road 364
Sale Price:	\$120,000 (\$16,644/ Acre)
Taxes:	(TBC)

AERIAL



PROPERTY PHOTOS





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