

**QE 2  
10 ACRES  
COMMERCIAL  
DEVELOPMENT  
SITE**

**FOR SALE**

3201 52 Avenue,  
Innisfail, AB

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# PROPERTY HIGHLIGHTS

## PRIME EXPOSURE - RETAIL DEVELOPMENT SITE

- 1,000 ft - of Highway (QE2) visibility
- Easy access from Highway 2, Highway 54 and various town arterial roads
- Fuel and food services lacking at this interchange
- All utility services near property line
- 22,590 Average Annual Daily Traffic Count (2022)
- ESA Report, Geo Technical Report and additional information available for review
- HWY-C zoning allows for: Gas bar, C-store, Drive-thru restaurants, Hotels, Health services, Auto & RV sales & service.
- Discretionary uses broaden and further accommodate: Mini-Storage warehouses, Religious assembly, Funeral Homes, Farm equipment sales and building supplies, etc.
- Site is ready for Development Permit

## PROPERTY DETAILS

### MUNICIPAL ADDRESS:

3201 52 Avenue  
Innisfail, AB

### LEGAL DESCRIPTION:

PLAN 1923553,  
BLOCK 2, LOT 32

### ZONING:

Highway Commercial  
District (Hwy-C)

### SITE SIZE:

10.01 acres

### UTILITIES:

Municipal Services

### SALE PRICE

**\$1,952,000**



# INNISFAIL: A PRIME LOCATION FOR DEVELOPMENT

Innisfail, Alberta: A Commercial Investment Hotspot

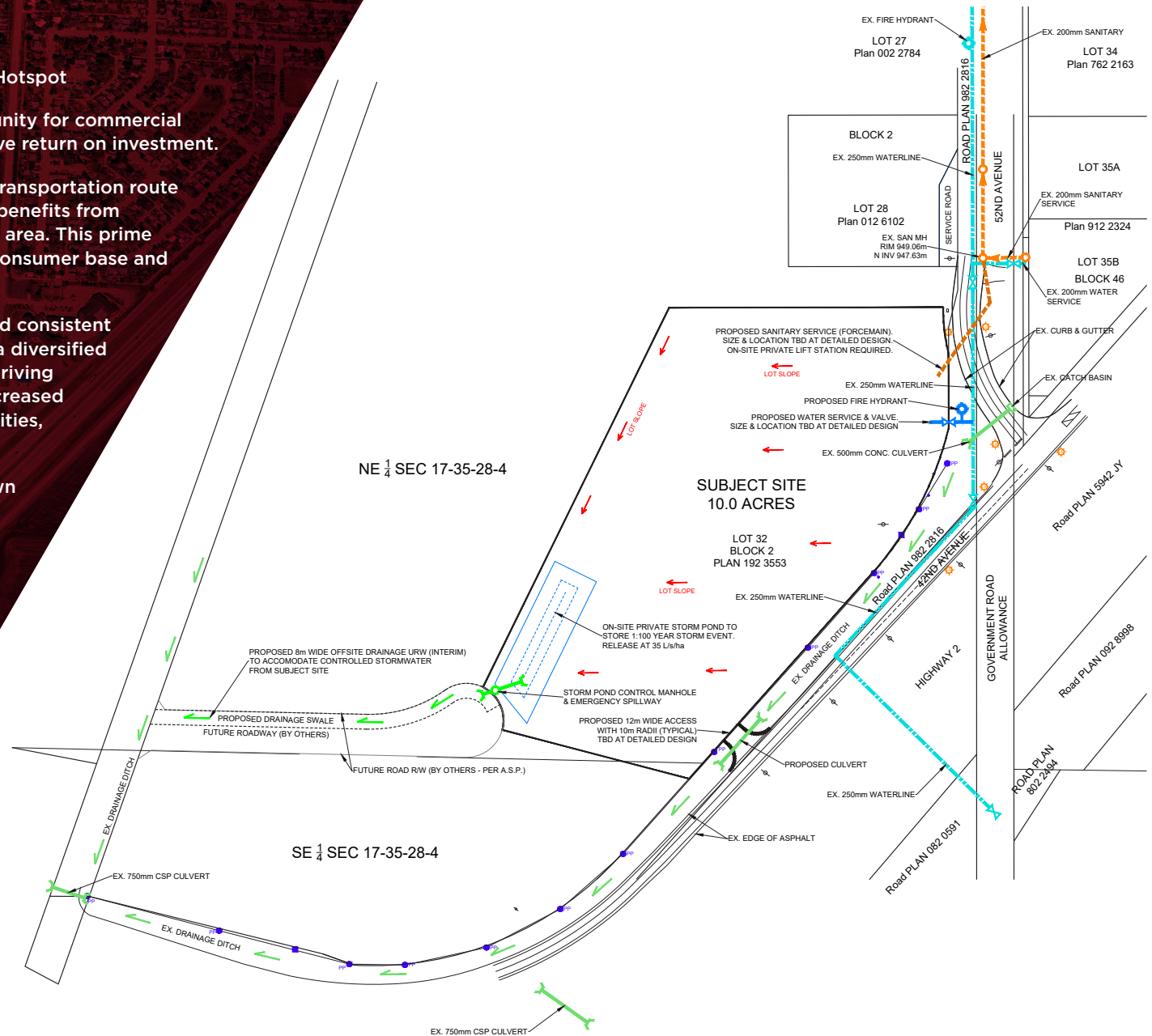
Innisfail, Alberta offers a compelling opportunity for commercial developers and investors seeking an attractive return on investment.

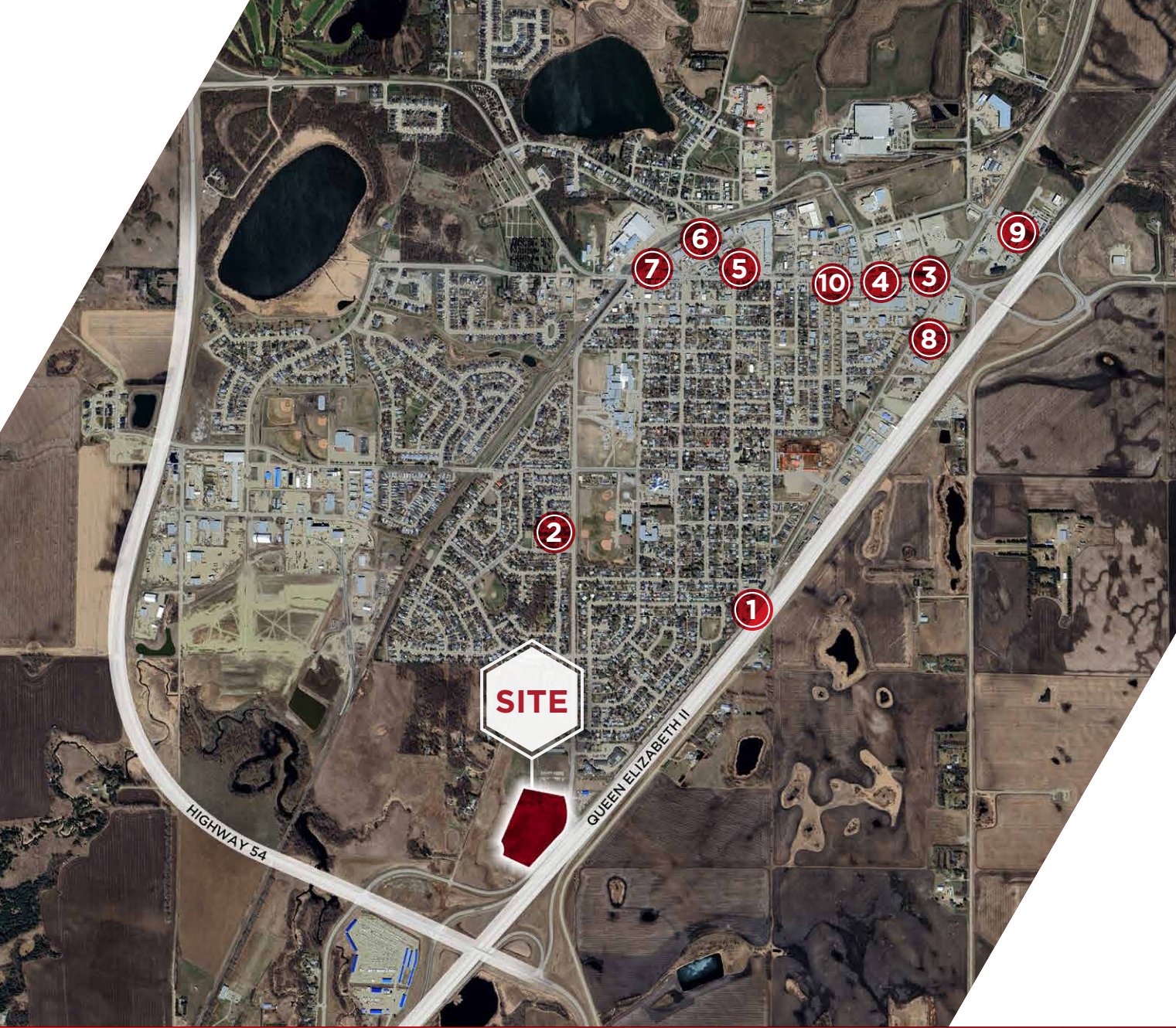
**1. Strategic Location:** Situated on the major transportation route connecting Calgary and Edmonton, Innisfail benefits from excellent accessibility and a large catchment area. This prime location provides easy access to a growing consumer base and a diverse business community.

**2. Economic Growth:** Innisfail has experienced consistent economic growth, driven by factors such as a diversified business base, government support, and a thriving agricultural sector. This growth has led to increased demand for commercial, industrial and amenities, making it an ideal place to invest.

**3. Supportive Business Environment:** The town has implemented policies and initiatives to foster economic development and attract investment. These efforts include infrastructure improvements, business incentives, and a welcoming environment for entrepreneurs.

**4. Growing Population:** Innisfail's population has been steadily increasing, driven by factors such as job growth, affordability, and a high quality of life. This growing population translates into increased demand for commercial services and goods, making it a lucrative market for investors.





## KEY BRANDS IN THE TOWN

- ① PETRO-CANADA
- ② CIRCLE K
- ③ McDONALD'S
- ④ TIM HORTONS
- ⑤ HUSKY OIL
- ⑥ 7-ELEVEN
- ⑦ FAS GAS PLUS
- ⑧ SUPER 8 HOTEL
- ⑨ DAYS INN HOTEL
- ⑩ STARBUCKS