

## \$7,800,000 - 6360 C & E Tr, Innisfail

MLS® #E4317208

**\$7,800,000**

Bedroom, Bathroom,  
Land Commercial on 270.00 Acres

North Industrial, Innisfail, AB

270 Acres of PRIME Industrial Development Land on the Leading Edge of Innisfail's NASP. This Unique Property is an Excellent Investment and Development Opportunity. With allocation for Industrial purposes and directly connected to North Innisfail and all Municipal Service Connections, it's an ideal parcel. While the land is currently serving Agricultural & Cattle needs, it is Zoned RD (Reserved for Future Development) within Innisfail's current NASP and is an Integral Main Component to the Expansion in the town of Innisfail. It's a very Rare Investment Opportunity in a Community Poised for Expansive Growth! This land can be sold in 2 separate parcels comprised of the South - 110 Acre Parcel at \$3,300,000 & the North - 160 Acre Parcel at \$4,500,000.

### Essential Information

|        |                 |
|--------|-----------------|
| MLS® # | E4317208        |
| Price  | \$7,800,000     |
| Acres  | 270.00          |
| Type   | Land Commercial |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 6360 C & E Tr    |
| Area        | Red Deer County  |
| Subdivision | North Industrial |



|             |           |
|-------------|-----------|
| City        | Innisfail |
| Province    | AB        |
| Postal Code | T4G 0G9   |

### Exterior

|              |             |
|--------------|-------------|
| Construction | See Remarks |
|--------------|-------------|

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 15th, 2022 |
|-------------|--------------------|

|        |    |
|--------|----|
| Zoning | RD |
|--------|----|

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Listing information last updated on May 8th, 2024 at 2:31pm MDT