

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

MLS® #A2006131

**\$7,800,000**

0 Bedroom, 0.00 Bathroom,  
Land on 270.00 Acres

North Industrial, Innisfail, Alberta

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 \$3,200,000 & the North - 160 Acre Parcel at \$4,500,000.



## Essential Information

MLS® #	A2006131
Price	\$7,800,000
Bathrooms	0.00
Acres	270.00
Type	Land
Sub-Type	Industrial Land
Status	Active

## Community Information

Address 6360 C & E Trail

Subdivision	North Industrial
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 0G9

### **Additional Information**

Date Listed	October 15th, 2022
Days on Market	903
Zoning	RD

### **Listing Details**

Listing Office	CENTURY 21 ALL STARS REALTY LTD.
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.