

# COURT ORDERED SALE






7.36 ACRES± READY FOR DEVELOPMENT LAND

NAI Commercial



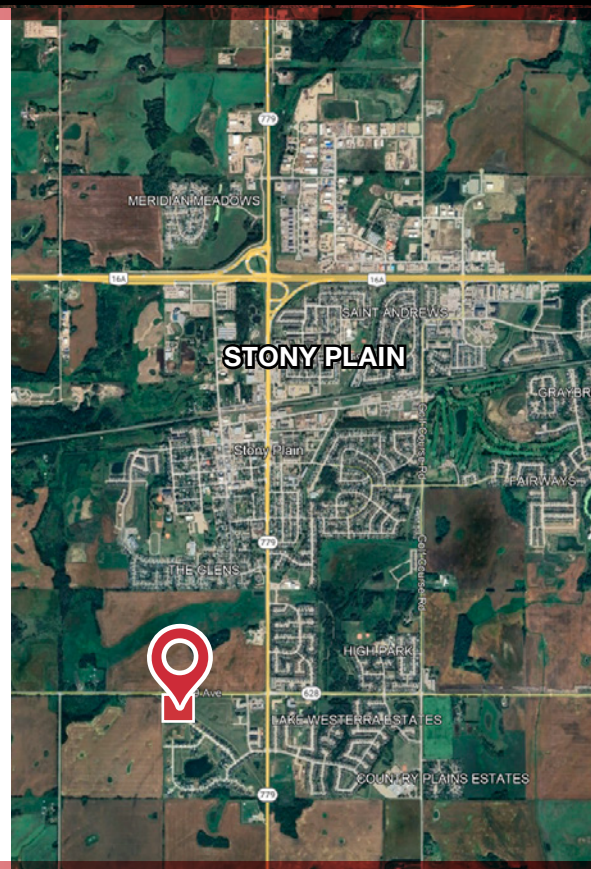
1017 79th AVENUE | STONY PLAIN, AB | 7.36± ACRES LAND PARCEL

## PROPERTY HIGHLIGHTS

-  **Land Parcel:** 7.36 acres± ready for high density residential development
-  **Services:** Access to municipal services
-  **Zoning:** Z6 - Comprehensively Planned Residential District
-  **Location:** On the north edge of Genesis on the lakes and 15 minutes to Acheson & 20 minutes to Anthony Henday
-  **Sale Price:** \$849,000

**VINCENZO CAPUTO** MBA, SIOR  
Partner  
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*The information herein is not warranted by the Lender nor should any Purchaser rely solely on this information. Instead, each Purchaser is responsible to conduct its own prudent due diligence as this Court Ordered Sale is offered on an "As is and Where is" basis.*



NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM



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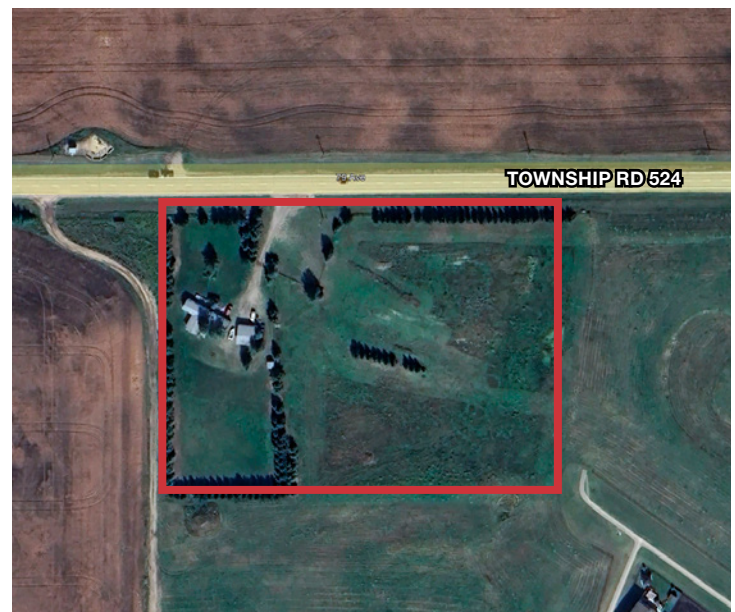
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## ADDITIONAL INFORMATION

PURCHASE PRICE	\$849,000
LEGAL DESCRIPTION	Plan 1021881, Lot 5, Block 1
ZONING	R6 - Comp Planned Res
SIZE	7.36 acres±
PROPERTY TAXES	\$9,563.16 (2025 estimate)



20,238  
POPULATION



5,655  
EMPLOYEES



608  
BUSINESSES



\$626M  
TOTAL CONSUMER  
SPENDING



\$114,176  
AVERAGE HOUSEHOLD  
INCOME



16,340 VPD  
48TH STREET

2025 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS

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