

COURT ORDERED SALE

7.36 ACRES± READY FOR DEVELOPMENT LAND

NAICommercial



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

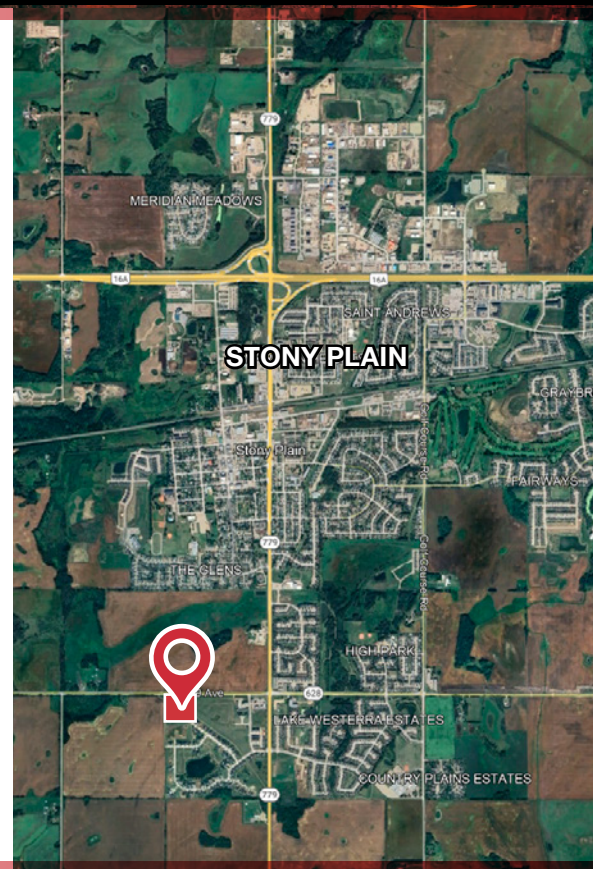
PROPERTY HIGHLIGHTS

-  **Land Parcel:** 7.36 acres± ready for high density residential development
-  **Services:** Access to municipal services
-  **Zoning:** R6 - 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

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.

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NAIEDMONTON.COM

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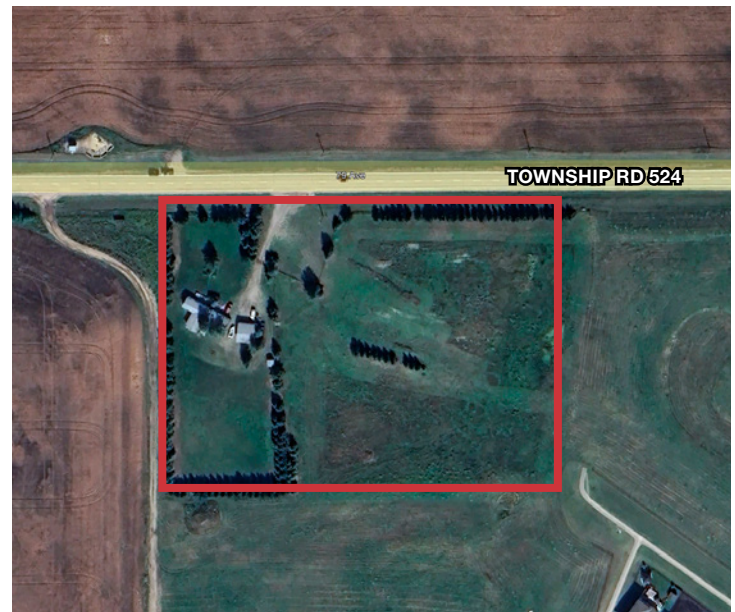
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ADDITIONAL INFORMATION

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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