

↑ **EDMONTON**  
1H 54M DRIVE (187 KM)

**FOR SALE**  
Highway Commercial  
Development Site



↓ **CALGARY**  
1H 10M DRIVE (114 KM)

**Danny Su**  
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**Derek Claffey**  
Associate  
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**3201 52 Avenue**  
Innisfail, AB

## Salient Details

### Civic Address

3201 52 Avenue  
Innisfail, AB

### LINC

0038 508 546

### Zoning

Highway Commercial District  
(Hwy-C)

### Total Site Size

10 Acres

### Property Taxes (2023)

\$2,865.30

### Asking Price

\$2,499,888

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# 3201 52 Avenue

## Innisfail, AB

## Opportunity

NAI Commercial is pleased to present for sale an opportunity to acquire approximately 10 acres of highway commercial development site located at 3201 52 Ave, Innisfail, AB (“the Subject Property”). The Subject Property provides approximately 1,000 ft of high visibility highway frontage make it perfect for any developer wanting exposure to the property.

## Zoning

The site is zoned Highway Commercial District (Hwy-C) to provide areas for highway and service commercial uses located on high visibility major roadways and having high standards of appearances and design.

## Location

Innisfail is a town located in central Alberta, Canada. It is situated approximately halfway between 120km north Calgary and 184km south of Edmonton, making it a strategic location for transportation and commerce. The town is known for its vibrant community spirit and numerous recreational opportunities, including parks, trails, and sports facilities. Innisfail has a diverse economy, with agriculture playing a significant role alongside industries such as manufacturing, retail, and services. The town offers a range of amenities and services to its residents, including schools, healthcare facilities, and cultural attractions. Overall, Innisfail provides a welcoming and thriving environment for its residents and visitors alike.

## Investment Highlights

1,000'

1,000 Feet  
Highway 2 Visibility



Easy Access to  
Highway



Corner Location



Servicing at  
Property Lines



2022 Average Annual  
Daily Traffic Count:  
28,590

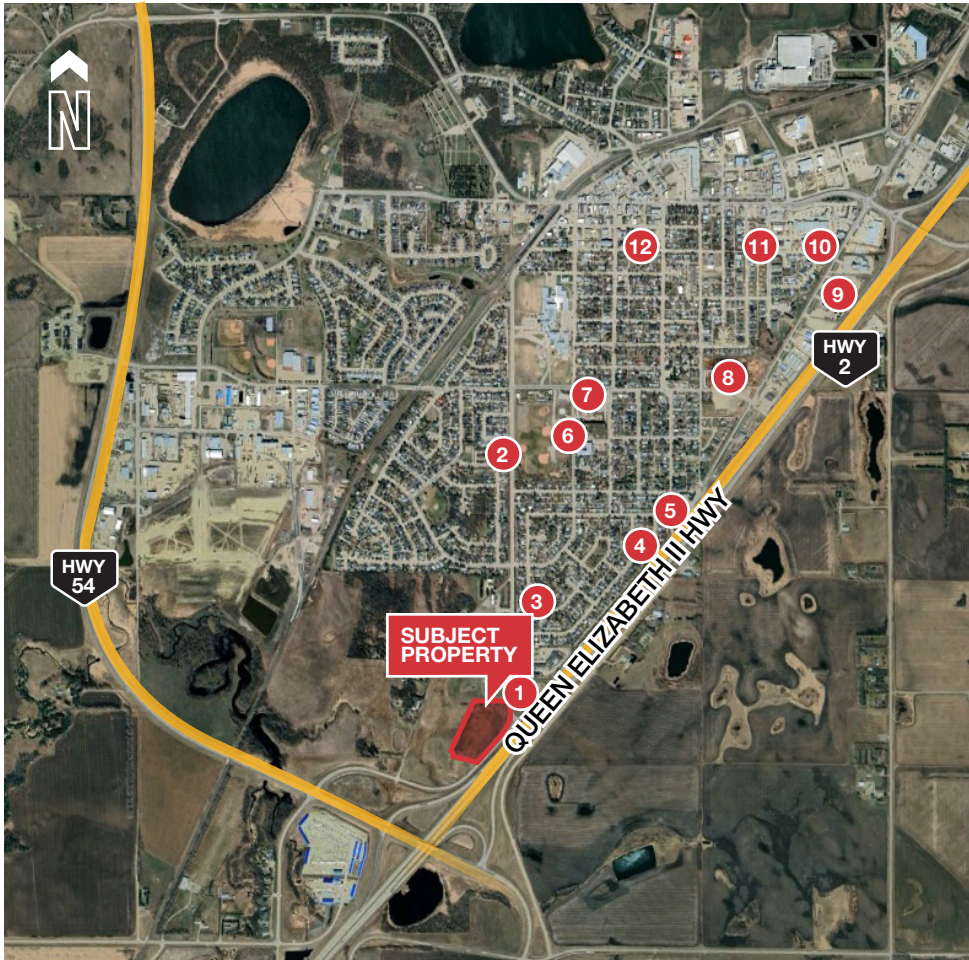


Situated along Highway  
2, Linking Grande  
Prairie to US border

Lot Size & Dimensions



\*Purchaser to verify exact measurements



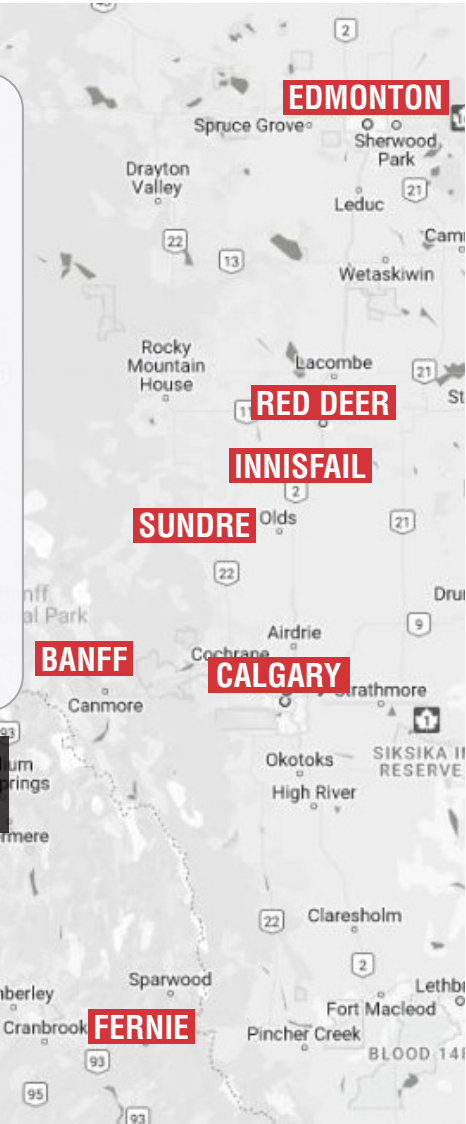
- |                 |                             |                       |
|-----------------|-----------------------------|-----------------------|
| 1. 379 Pete's   | 5. Petro-Canada             | 9. Palliser Chevrolet |
| 2. Circle K     | 6. Innisfail Aquatic Centre | 10. McDonald's        |
| 3. Scott's Park | 7. Innisfail Health Centre  | 11. Tim Horton's      |
| 4. Cannon Park  | 8. Innisfail Auction Mart   | 12. Subway            |



## Drive Times

Edmonton, AB	1H54M
Calgary, AB	1H10M
Kamloops, BC	7H20M
Kelowna, BC	7H20M
Abbotsford, BC	9H50M
Vancouver, BC	10H35M
Banff, AB	2H20M
Fernie, BC	4H

← **VANCOUVER, BC**  
12H DRIVE (1,075KM)



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