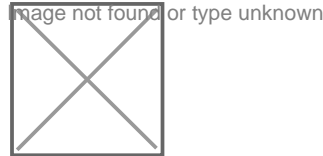


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 25, 47017 HIGHWAY 21 FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Rural Camrose County, Alberta



**Listing ID:**  
27435

**MLS ID:**  
CA0180946

**\$98,000**



 **DENNIS JOHNSON**  
 (780) 672-7761

 Coldwell Banker Battle River Realty  
 780-672-7761

 25, 47017 Highway 21 , Rural Camrose County , Alberta T4V 2M9

**Transaction Type**  
For Sale

**Title**  
Fee Simple

**Days On Market**  
2023

**Zoning**  
Industrial

**Subdivision**  
Ervick Industrial

**Property Type**  
Commercial

**Property Sub Type**  
Industrial

**Legal Plan**  
0623108

**Lot Size (Sq. Ft.)**  
194713

**Lot Size (Acres)**  
4.47

**Inclusions**  
N/A

---

4.47 Acres of Industrial Land just West of Camrose within the Ervick Industrial Subdivision. The Ervick Rural Industrial Subdivision is strategically located with “affordable” rural industrial lots within:-1 hour to the City of Edmonton-45 minutes to the Edmonton International Airport-40 minutes to the Nisku Industrial Park-5 minutes to the City of Camrose (steel pipe mill, pipe coating plants, agricultural service industries)

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® 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.