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## ON TOWNSHIP ROAD 381 FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Rural Red Deer County, Alberta



**Listing ID:**  
31018

**MLS ID:**  
A2232274

**\$6,222,228**



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 ON Township Road 381 , Rural Red Deer County , Alberta T4N 5R4

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| <b>Transaction Type</b><br>For Sale              | <b>Title</b><br>Fee Simple   | <b>Days On Market</b><br>85            |
| <b>Zoning</b><br>AG                              | <b>Subdivision</b><br>NONE   | <b>Nearest Town</b><br>Red Deer        |
| <b>Building Type</b><br>See Remarks              | <b>Structure Type</b><br>None  | <b>Property Type</b><br>Commercial     |
| <b>Property Sub Type</b><br>Mixed Use            | <b>Legal Plan</b><br>1128AM  | <b>Building Area (Sq. Ft.)</b><br>0.00 |
| <b>Building Area (Sq. M.)</b><br>0.00            | <b>Lot Size (Sq. Ft.)</b><br>17456670  | <b>Lot Size (Acres)</b><br>400.75      |
| <b>Lot Features</b><br>Farm,Near Shopping Center | <b>Access to Property</b><br>Accessible to Major Traffic Route,Airport<br>Nearby,Direct Access,Major Shopping<br>Nearby,Paved Road | <b>Inclusions</b><br>NA                |
| <b>Restrictions</b><br>Utility Right Of Way      | <b>Reports</b><br>None   |  |

Prime investment opportunity awaits. Nestled in the heart of Red Deer County, This expansive 400.75 +/- acre property, perfectly situated adjacent to the QE2 Highway and neighboring city limits, represents limitless potential. Comprising five strategically placed titled parcels just north of the Red Deer County office and the Crossroads Church, this land is poised for remarkable transformation. Whether you are an ambitious farmer looking to grow your agricultural pursuits or a visionary developer eager to embark on a pioneering project, this property offers an ideal backdrop. Currently zoned for agricultural use, the land is part of the "C&E Trail Area Structure Plan," promising substantial appreciation due to its proximity to urban development. The property boasts flat topography and ensuring a streamlined process for future projects. Additionally, it features fertile #2 soil, making it an excellent addition to any agricultural portfolio. With convenient access to essential amenities, the Westpark subdivision, Red Deer Polytechnic, and the QE2 Highway, this property is not just a piece of land but a gateway to a multitude of possibilities. Plus, it is currently leased for the cropping year of 2025, providing immediate income potential. This is more than just land; it's an opportunity to craft the future. Don't miss out on the chance to turn this blank canvas into your masterpiece.

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