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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:
32695

MLS ID:
A2267721

\$6,222,228



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

Transaction Type For Sale	Title Fee Simple	Days On Market 1
Zoning AG	Subdivision NONE	Nearest Town Red Deer
Building Type See Remarks	Structure Type None	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 1128AM	Building Area (Sq. Ft.) 0.00
Building Area (Sq. M.) 0.00	Lot Size (Sq. Ft.) 17456670	Lot Size (Acres) 400.75
Lot Features Farm,Near Shopping Center	Access to Property Accessible to Major Traffic Route,Airport Nearby,Direct Access,Major Shopping Nearby,Paved Road	Inclusions NA
Restrictions Utility Right Of Way	Reports 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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