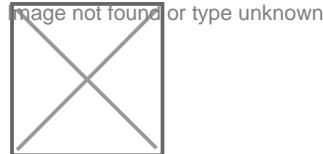


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

15, 1041 HIGHWAY 54 HIGHWAY FOR SALE

Commercial Real Estate > Commercial Property for Sale

**Location**

Rural Red Deer County, Alberta

Listing ID:

33300

MLS ID:

A2274645

\$1,100,000 MIKE GAIT (403) 302-9101 Century 21 Maximum 587-272-0221

15, 1041 Highway 54 Highway , Rural Red Deer County , Alberta T4G 0H6

Transaction Type	Days On Market	Zoning
For Sale	22	AG
Subdivision	Nearest Town	Building Type
NONE	Innisfail	Free-Standing
Year Built	Structure Type	Property Type
2001	Warehouse	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Industrial	2429776	20880.00
Building Area (Sq. M.)	Lot Size (Sq. Ft.)	Lot Size (Acres)
1939.80	554083	12.72
Construction Type	Roof	Foundation
Aluminum Siding	See Remarks	Piling(s),Slab
Heating	Access to Property	Inclusions
Ceiling,Combination,Natural Gas	Direct Access,Gravel Road	Scale, two portable offices, Two Tarp Quonsets
Restrictions	Reports	
Airspace Restriction	Appraisal	

A versatile agricultural-industrial facility situated on 12.72 acres along Highway 54 in Red Deer County. The property features a 20,880 sq. ft. main building, comprised of an 8,640 sq. ft. heated processing/warehouse area with radiant heat and ventilation, along with 12,240 sq. ft. of cold storage under a clear-span steel structure. The building includes 600V 3-phase power, concrete floors, overhead work areas, and functional separation between processing and storage. Supporting improvements include two coverall storage buildings, a portable office building, and an additional small structure currently utilized as a pump/well shed. The site also contains an 80,000 kg truck scale, graveled service roads, and ample exterior yard space suitable for storage, equipment staging, or ag-industrial operations. The property is fully serviced with a water well, large natural gas line, septic system, and high-capacity electrical supply. While designated AG – Agricultural, Red Deer County has indicated it will consider applications to rezone to BSI (Business Service Industrial), allowing for expanded industrial or commercial uses. Located near the Innisfail Airport with convenient access to major regional transportation routes, the site offers strong functionality for agricultural processing, rural logistics, storage, and similar industrial activities.

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