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## 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

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