



GRASSROOTS
REALTY GROUP

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**2000 Cottonwood Road
Innisfail, Alberta**

MLS # A2220535



\$705,000

Division: South Innisfail

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 0 sq.ft.

Zoning: Hwy-C

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Excellent Real Estate opportunity located in South Innisfail. This 7-acre property is zoned for highway commercial use and offers easy access to Highway 2, making it an ideal location for any business venture. The property's prime location and excellent highway exposure make it a perfect investment opportunity for future development or subdivision. Naturally divided by a creek, the property offers potential for future subdivision. 2 large graveled parking areas, a well, septic tank and a 23x40 heated garage are already in place.