



**GRASSROOTS**  
REALTY GROUP

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5601 Woodland Road  
Innisfail, Alberta

MLS # A2284882



**\$950,000**

**Division:** South Innisfail

**Lot Size:** 6.77 Acres

**Lot Feat:** Few Trees, Gentle Sloping, Irregular Lot, Level, Open Lot

**By Town:** -

**LLD:** 17-35-28-W4

**Zoning:** RESERVED FOR FUTURE DEVEL

**Water:** -

**Sewer:** -

**Utilities:** -

Exceptional highway commercial development opportunity on the south end of Innisfail, offering 6.77 acres. This highly visible property faces the QE2 Highway and the Highway 54 overpass, providing outstanding exposure along one of Alberta's busiest transportation corridors. The site benefits from strong traffic counts, excellent access, and prominent signage potential. The land is zoned for future development and identified for highway commercial use, making it ideal for a wide range of commercial, service, or investment developments, subject to Town of Innisfail development approval, offering flexibility for owner-users or phased projects. Vendor financing is also available, creating an attractive opportunity for developers and investors seeking a high-profile highway location in a growing Central Alberta community.