



GRASSROOTS
REALTY GROUP

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**4807, 47 AVE Avenue
Innisfail, Alberta**

MLS # A2301072



\$175,000

Division: NONE

Lot Size: 0.28 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: RT

Water: -

Sewer: -

Utilities: -

Price to Sell !!!! Development opportunities for this property. The zoning is residential transition. The permitted uses are: Accessory Residential Buildings, Detached Dwellings, Duplex Dwellings, Home, Occupation – Class 1, Home Occupation – Class 2, Secondary Suite, Office, Personal Services. Discretionary Uses: Accessory buildings and uses, Adult Care Housing, Bed and Breakfast, Child Care Facility, Fourplex, Mixed Use – residential/commercial only, Row housing, Stacked Rowhouse. Town planning indicated that an application for an Apartment Building would be supported because Shortage of affordable housing within community. Seller offers construction management services.