



GRASSROOTS
REALTY GROUP

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36579 Highway 2 Service Road Nb Road N
Rural Red Deer County, Alberta

MLS # A2186104



\$1,299,900

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	1900 (125 yrs old)
Beds:	-	Baths:	-
Garage:	Gravel Driveway		
Lot Size:	19.95 Acres		
Lot Feat:	Near Golf Course		

Heating:	Natural Gas	Water:	Well
Floors:	-	Sewer:	None
Roof:	None	Near Town:	Red Deer
Basement:	-	LLD:	33-36-27-W4
Exterior:	None	Zoning:	AG
Foundation:	Other	Utilities:	Electricity, Natural Gas
Features:	-		

Major Use: Hay

VACANT LAND East of the Overpass of Hwy 2 & Hwy 42. This property is right on the south east corner and runs parallel to both highways for incredible exposure. Zoned as agriculture but if the zoning were changed this would make for a great location for commercial, retail mix or future industrial site. The entire parcel is on higher ground which makes for good water drainage. There Power at the Property edge, Gas (Is on Property, No Meter) & Water (Well, As Is Where Is) on property but no sewer set up.