



GRASSROOTS
REALTY GROUP

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

MLS # A2186105



\$1,299,900

Division: NONE

Lot Size: 19.95 Acres

Lot Feat: Few Trees, Pasture

By Town: Red Deer

LLD: 33-36-27-W4

Zoning: AG

Water: Well

Sewer: None

Utilities: Electricity, Natural Gas

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 is Power at the property line, Gas (Is on Property, No Meter) & Water (Well As Is Where Is) on property but no sewer set up.