

# \$2,350,000 - 5130, 5135, 5125 & 5115 40 Avenue, Innisfail

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MLS® #A2255098

**\$2,350,000**

0 Bedroom, 0.00 Bathroom,  
Land on 7.63 Acres

Highway 2A, Innisfail, Alberta

4 Adjacent Lots with Highway Exposure - 7.63 Total Acres or separately. There are 4 Lots available for lease or purchase, each ranging from 1.51-2.63 acres. Additionally, all four parcels of land (7.63 acres) are available for sale. Lot 9: 2.91 Ac | Lot 12: 1.63 Ac | Lot 13: 1.51 Ac | Lot 14: 1.58 Ac | This land development opportunity is located in the northeast corner of Innisfail and provides easy access and direct visibility to the highway which sees 30,000 VPD.



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A2255098        |
| Price     | \$2,350,000     |
| Bathrooms | 0.00            |
| Acres     | 7.63            |
| Type      | Land            |
| Sub-Type  | Commercial Land |
| Status    | Active          |

## Community Information

|             |                                   |
|-------------|-----------------------------------|
| Address     | 5130, 5135, 5125 & 5115 40 Avenue |
| Subdivision | Highway 2A                        |
| City        | Innisfail                         |
| County      | Red Deer County                   |
| Province    | Alberta                           |
| Postal Code | T4G 1Z1                           |

## **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 71                   |
| Zoning         | HWY-C                |

## **Listing Details**

|                |                                                  |
|----------------|--------------------------------------------------|
| Listing Office | Alliance West Asset and Property Management Ltd. |
|----------------|--------------------------------------------------|

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