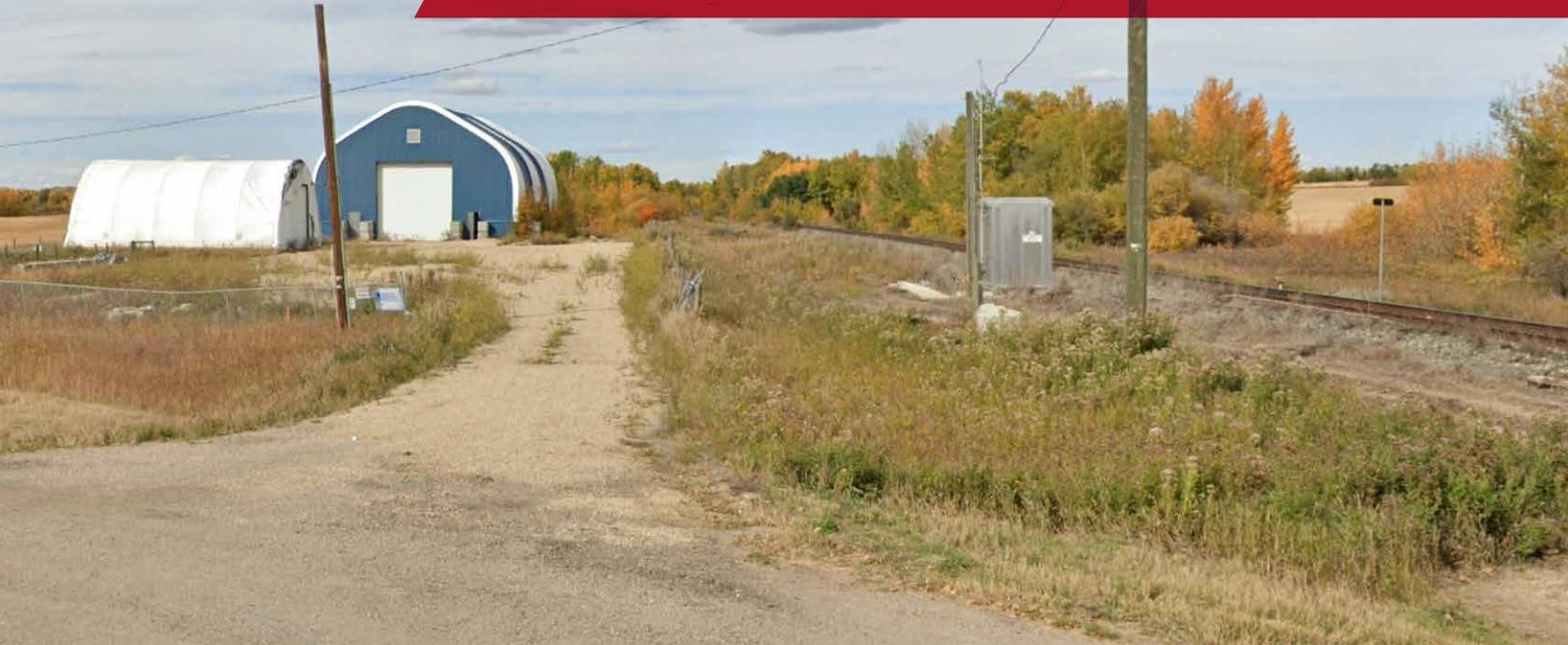


FOR SALE

**TOWNSHIP ROAD 364 & RANGE ROAD 232,
RED DEER COUNTY, AB**



±7.21 ACRES OF INDUSTRIAL DEVELOPMENT LAND

PROPERTY HIGHLIGHTS

- Industrial Serviced Yard is an appealing size for a variety of industrial uses.
- Paved access to a secondary highway
- Land Improvements: (2) quonsets and partially gravelled site
- 40 Minutes to Red Deer, Innisfail, Stettler
- Located in the Hamlet of Lousana within the County of Red Deer
- Major development regulations associated with the MI land use designation:
 - Minimum lot width of 100 feet.
 - Maximum building height of 60 feet.
 - Minimum front yard of 100 feet from a provincial highway.
 - Minimum rear yard of 25 feet.
 - For a complete list of development regulations refer to bylaws & Permitted Uses: [LINK](#)

Jeff Drouin Deslauriers
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CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

PROPERTY DETAILS

Municipal Address: Township Road 364 & Range Road 232, Red Deer County, Alberta

Legal Description: Plan 4567AA, Block RLY, Lot 36 and OT;36;23;W4

Zoning: IM - Medium Industrial
AG - Agricultural District

Site Servicing: Rural servicing

Site Size: ±7.21 Acres

Site Access: Township Road 364

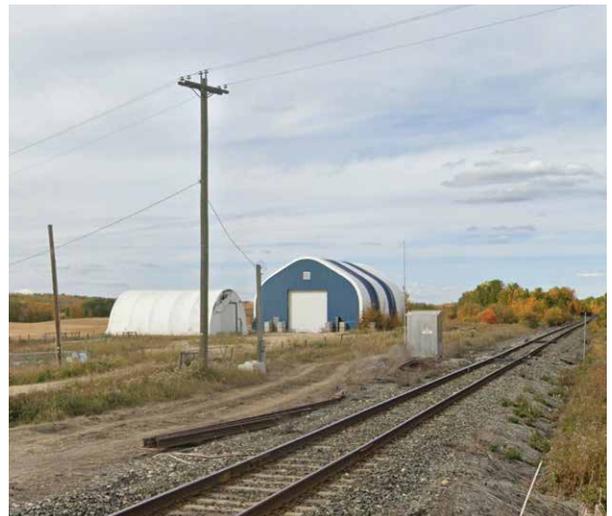
Sale Price: \$120,000 (\$16,644/ Acre)

Taxes: (TBC)

AERIAL



PROPERTY PHOTOS



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