

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, SIOR®
Associate Partner
Industrial Sales and Leasing
780 701 3289
jeff.deslauriers@cwedm.com

Shelley Horb
Team Coordinator, Licensed
780 420 1177
shelley.horb@cwedm.com

**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



Jeff Drouin Deslauriers, SIOR®
Associate Partner
Industrial Sales and Leasing
780 701 3289
jeff.deslauriers@cwedm.com

Shelley Horb
Team Coordinator, Licensed
780 420 1177
shelley.horb@cwedm.com

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

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. February, 2025