

FOR SALE
**SH 747 SITE
HIGHWAY 2A**
MUNICIPAL DISTRICT OF SMOKY RIVER, AB

**±5.91 ACRES OF INDUSTRIAL
SERVICE YARD**

PROPERTY HIGHLIGHTS

- Located between Highway 2A and Township Road 744 in the Municipal District of Smoky River, Alberta
- Site Improvements: Steel frame shed, quonset, partially graveled site, perimeter fencing
- Quick Access to highway 2A intersection.
 - 413 km (268 miles) northwest of Edmonton
 - 62 km (40 miles) south of Peace River
 - 161 km (100 miles) northeast of Grande Prairie

PROPERTY HIGHLIGHTS

MUNICIPAL ADDRESS:

Rural Legal: SE-27-74-19-5

LEGAL DESCRIPTION:

Plan 0125257, Block 1, Lot 1

YEAR BUILT:

Zoning: AG (Agriculture District)

SITE SERVICING:

Rural servicing

SITE SIZE:

±5.91 Acres

SALE PRICE:

\$130,000 (\$21,997/Acre)

TAXES:

(TBC)

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

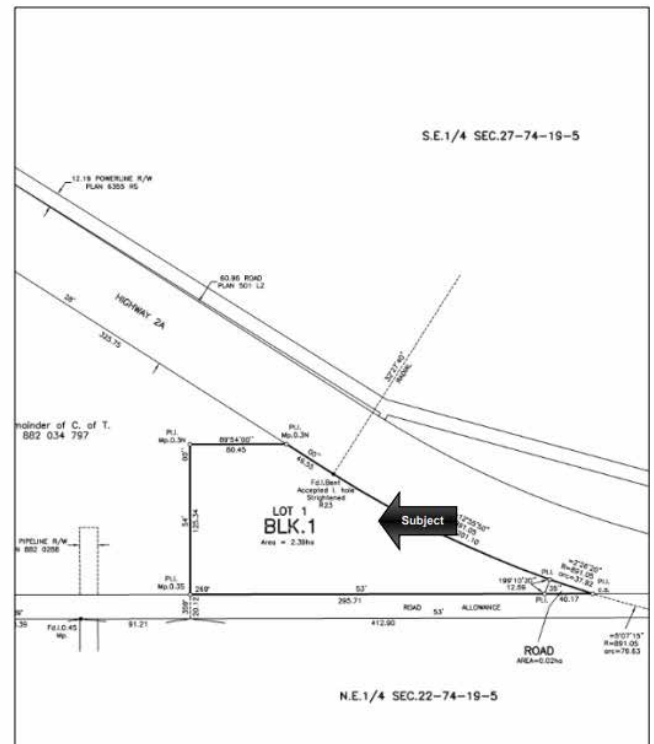
PROPERTY PHOTOS



AERIAL



SITE PLAN



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