

FOR SALE

NAI Commercial

**PONOKA COUNTY LAND
QEII HIGHWAY DEVELOPMENT OPPORTUNITY**



5, 430054 RANGE ROAD 261

PONOKA COUNTY, AB

PROPERTY DESCRIPTION

- Multiple options available for the development of 6.01 acres± with frontage along busy QEII Highway and exposure to 47,600 vehicles per day (AADT 2021)
- Highway 53 overpass allows quick and easy access for traffic heading North or South
- PLC zoning provides flexible development options. Permitted uses include: Gas Station, Convenience, Truck Stop and multitude of Industrial uses
- Clean Phase 1 Environmental Assessment
- Vendor financing options available OAC

DEREK CLAFFEY

Associate
587 635 2478
dclaffey@naiedmonton.com



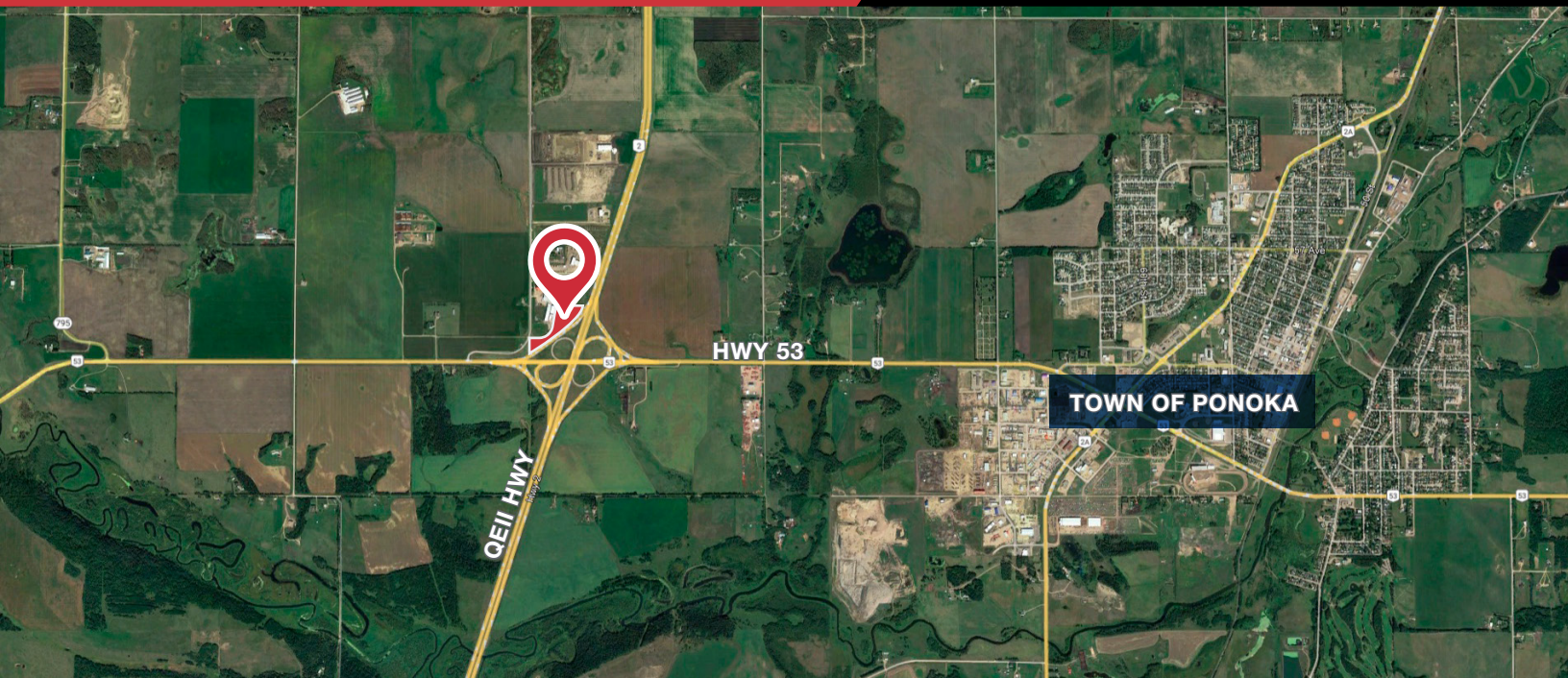
NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM



ADDITIONAL INFORMATION

SIZE	6.01 acres
LEGAL DESCRIPTION	Plan 0726901 Block 2 Lot 4
ZONING	Prime Location Commercial (PLC) District
AVAILABLE	Immediately
PROPERTY TAXES	\$3,259.59 (2022)
SALE PRICE	\$895,000 REDUCED TO \$780,000

