

FOR SALE:

88.06 Acres / 1 Title

Hwy 2A / QE II, County of Red Deer



Property Details



Zoning: Agriculture & Residential

Current Use: Tree Nursery
Worker accommodation

Soils: Antler & Penhold Loams
8" - 10" Black stone free top soil

Sale Price: \$906,810.00 + GST

Annual Taxes: \$6,620.83 (TBV)

Land Available:

Legal Description	Acres	Zoning
SE - 11 - 34 - 1 - W 5th	88.06	AG

L B HUBBARD

realty group

FOR MORE INFORMATION OR TO VIEW PLEASE CONTACT:

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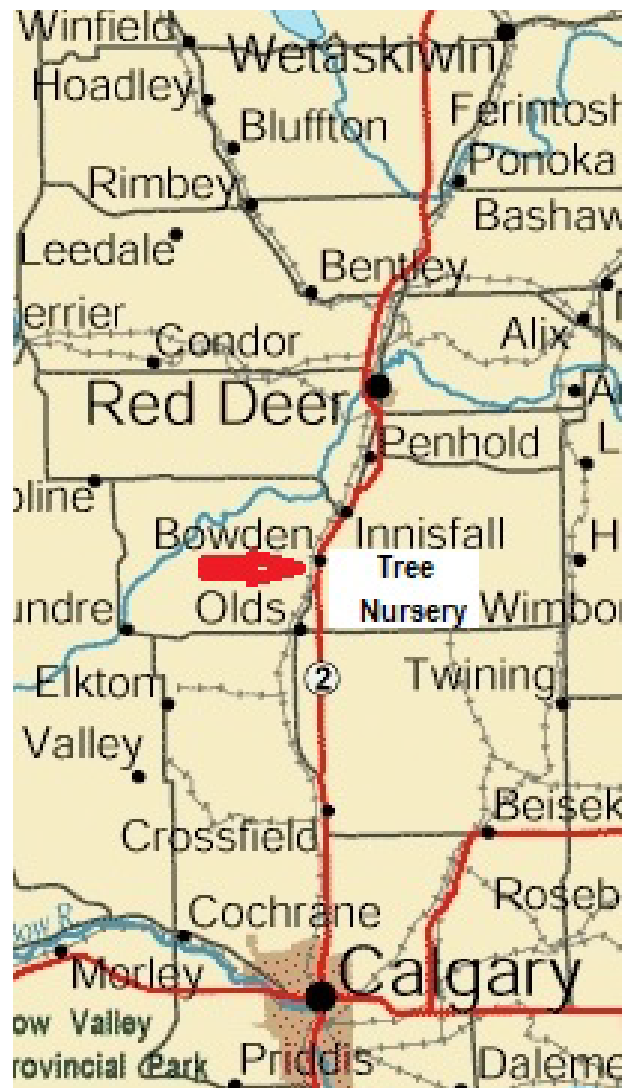
Buildings

Mobile Home

Located on SE 11 34 1 W 5th
Municipal address 10 34129 Highway 2A
Built 1995, 16' x 76' (1,152 sq ft)
5 gal per min well (TBV)

Shop

Located on SE 11 34 1 W 5th
40' x 100', 4,000 sq ft built 2003
1 - drive through bay, 2 - 16' overhead doors
30' x 40' concrete slab (in floor heating rough-in)
Services include gas, water, electric
32 gal per min well (TBV) with 2 commercial size pressure tanks



Highlights

High Exposure Property

Property is located between the QE II and Highway 2A
QE II traffic count is over 33,000 AADT

Property access

Direct access to Highway 2A via
County of Red Deer service road
18K North of Olds / 5K South of Bowden