

\$300,000 - 4424 Delnorte St W, Innisfree

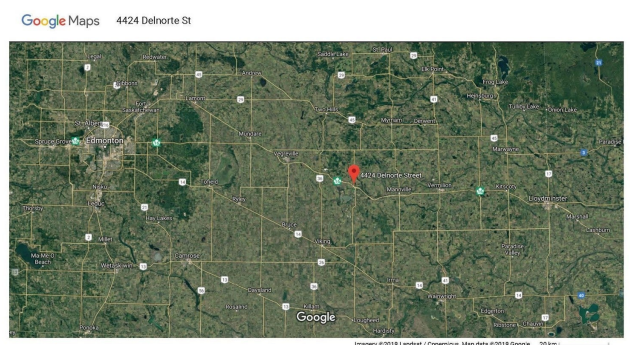
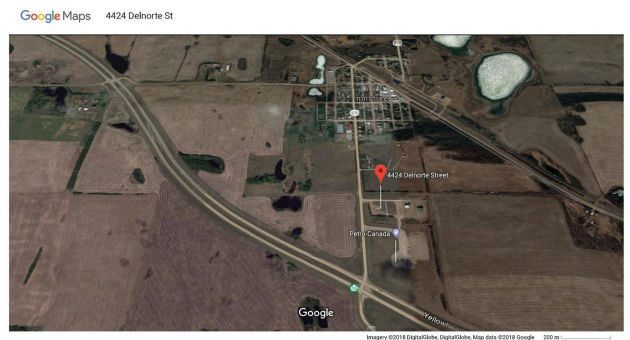
MLS® #E4428088

\$300,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 2.20 Acres

Innisfree, Innisfree, Alberta

Excellent Commercial Property located next to Hwy 16 (The Yellowhead Highway) Intersection into the Village of Innisfree. This is the halfway point between Edmonton and Lloydminster. The only place immediately off of Hwy 16 to stop for gas, food, a rest stop, truck stop, lottery purchases, etc. This property was a Shell Gas Bar and mechanic shop. Ideal to redevelop into a gas bar, convenience Store and a drive-thru restaurant or coffee shop. OR any other retail catering to the Village of Innisfree, huge surrounding agricultural community and the busy Hwy 16 traffic corridor used to commute from sea to sea. Located minutes from Innisfree's Recreation site with day activities and 67 overnight camping sites. The building sits on a concrete basement. The property can be repurposed for new owners. The underground tanks were removed PLUS an Environmental Site Assessment is available showing the site is **â€™CLEAN.â€•** Buyer could consider the site for affordable housing/row housing/townhomes etc. (id:6289)



Essential Information

Listing #	E4428088
Price	\$300,000
Bathrooms	0.00
Acres	2.20
Type	Vacant Land

Community Information

Address	4424 Delnorte St W
Subdivision	Innisfree
City	Innisfree
Province	Alberta
Postal Code	T0B2G0

Amenities

Amenities	Playground, Schools
Features	Flat site
View	View

Listing Details

Listing Office	Century 21 Smart Realty
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