

JUDICIAL SALE

1st Avenue & 6th Street
Irricana, Alberta



HIGHLIGHTS

- Unique opportunity to purchase a vacant development site
- 41.11 Acres located on the SE corner of 1st Ave & 6th St, Irricana
- Phase One, 11.19 Acres of residential land containing 66 residential lots
- Phase Two, 29.92 Acres of undeveloped land

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JUDICIAL SALE

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Irricana , Alberta

PROPERTY DESCRIPTION

Sale Price: \$2,700,000 Judicial Sale

Legal Address: **Phase One**

Plan 0913421, Block 2, Lots 1-26 inclusive
Plan 0913421, Block 3, Lots 1-12 inclusive
Plan 0913421, Block 15, Lots 17-37 inclusive
Plan 0913421, Block 18, Lots 37-43 inclusive

Phase 2

Plan 0514328, Block 2, Lot 1

Size: Phase One- 11.19 Acres
Phase Two- 29.92 Acres

Zoning: R-1, R1-2X, RG, CBD

Status: Phase One- 66 Residential lots
Phase Two- Undeveloped land- proposed future residential sub division and one commercial lot along 1st Ave

Location Info: Irricana has a population of 1,243 as of 2006 and is located approximately 53 kms N.E. of Calgary. The town accessed via provincial highways

Services: Access to nearby full municipal services

Topography: Phase 1- top soil removed
Phase 2- undeveloped raw land

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