

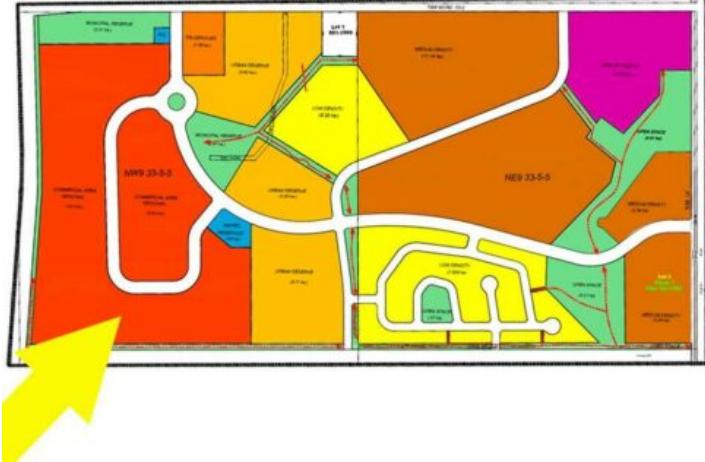


0 NW9-33-5W5  
Sundre, Alberta

MLS # A2253998

30 Acres of COMMERCIAL LAND on HIGHWAY 22

**\$1,100,000**



**Division:** NONE

**Lot Size:** 80.00 Acres

**Lot Feat:** -

**By Town:** Sundre

**LLD:** 9-33-5-W5

**Zoning:** Urban Reserve

**Water:** -

**Sewer:** -

**Utilities:** -

80 ACRES OF COMMERCIAL LAND! Boasting HALF A MILE OF HWY 22 FRONTAGE, this 80 acre parcel is part of the proposed Sundre Hills Area Structure Plan and offers the opportunity to be an integral part of the vision for this rural Alberta area. This portion of the ASP is designated for COMMERCIAL DEVELOPMENT and could host a variety of businesses to support the town as it grows. This ASP is very close to being finalized, and the commercial side of the land will likely be the first area to burst with development! Sundre is ripe with potential, with a diverse economy that spreads across numerous sectors: Agriculture, Forestry, Oil & Gas, Aggregate, Health Services and Tourism. Don't miss out on this 80 acre ground floor opportunity to be a part of the future! (Subject to subdivision approval from the Town of Sundre. Reference A2253999 for the full quarter section which is available as a whole.)