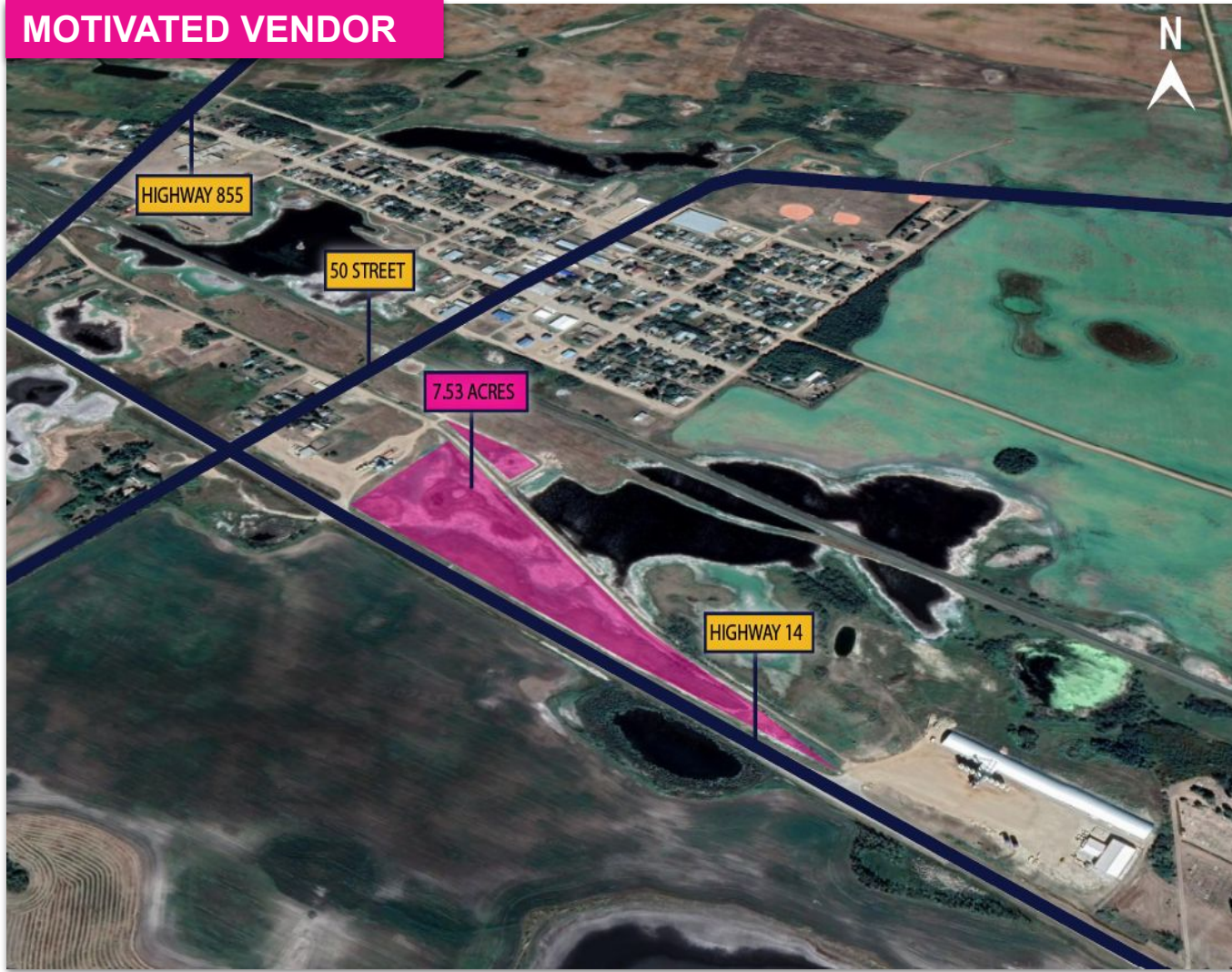


FOR SALE

HOLDEN DEVELOPMENT LAND - 7.53 ACRES (+/-)

MOTIVATED VENDOR



HIGHLIGHTS

Excellent access to major highways including Highway 14, Highway 855 and 50 Street

Quick access to the Esso Gas Station, Holden Campground, and various food services

Direct exposure to Highway 14 - 2,000 VPD

Raw land ready for development

Development options include:

- Auto
- Farm sales
- Retail
- Storage
- Industrial

Colton Colquhoun

Associate Broker

780-830-9120

colton@aicrecommercial.com

Jim McKinnon

Partner / Associate

780-719-8183

jim@aicrecommercial.com

Erin Kobayashi

Partner / Associate

780-218-7585

erin@aicrecommercial.com

Meadow Kenney

Associate

780-271-4845

meadow@aicrecommercial.com

aicrecommercial.com



Property Details

MUNICIPAL ADDRESS:	Highway 14 & 50 Street, Holden, AB
LEGAL:	Meridian 4, Range 16, Township 49, Section 14
ZONING:	C2 (Commercial Industrial)
SITE SIZE:	7.53 Acres (+/-)
TAXES:	\$963.38 (2022)
SALE PRICE:	Market



The information contained herein is believed to be correct, however, does not form part of any future contract. All information is subject to errors, omissions, conditions, withdrawal or changes without notice and should not be relied upon without verification.

Colton Colquhoun

Associate Broker

780-830-9120

colton@aicrecommercial.com

Jim McKinnon

Partner / Associate

780-719-8183

jim@aicrecommercial.com

Erin Kobayashi

Partner / Associate

780-218-7585

erin@aicrecommercial.com

Meadow Kenney

Associate

780-271-4845

meadow@aicrecommercial.com

aicrecommercial.com

