



FOR SALE

Entwistle Storage Land

4827 47 Avenue, Entwistle, AB

4.49 Acres (+/-)



AICRE
COMMERCIAL



- **HIGH EXPOSURE TO HIGHWAY 16**
- **LAND IS GRAVELED, FENCED AND GATED**

Excellent access to major highways including Highway 16, Highway 16A and Highway 22 (Cowboy Trail)

Short drive time to Evansburg, Wabamun Lake and Drayton Valley

Surrounding businesses include: ESSO Gas Station, Subway, Journeyman Inn, Lighthouse Restaurant and Lounge and Liquor on 16



Property Specifications

Total Lot Size: 4.49 Acres (+/-)

Yard: Gravel, fenced and gated

Ideal for: Equipment Storage
Oil Field Service
Pipe & Mat Storage

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Property Details

Address:	4827 47 AveNUE, Entwistle, AB
Zoning:	IAR (Industrial Ag.Resource)
Legal:	Plan 9420356, Block B, Lot 1
Site Size:	4.49 Acres (+/-)
Land Tax:	\$1,983.19 (2022)
Land Sale Price:	\$600,000.00



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