



45.62 ACRES

SALE PRICE: ~~\$1,295,000~~ \$1,195,000 (\$26,194.05 PER ACRE)

HIGHLIGHTS

- Two (2) separately titled parcels totaling 45.62 acres
- Direct exposure, access and egress from Highway 16A (Parkland Highway)
- Lands include ±1,850 sq. ft. home with numerous recent upgrades, providing holding income
- Subdivision plan developed for County Residential Development
- Directly adjacent to “Beach Corner” Retail development

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Nov 16, 2016



AGG - Agricultural General District

PERMITTED USES

- Permitted uses for land
- Apiary (Honey Bee Farm)
- Bed and Breakfast
- Dugouts
- Greenhouses
- Home based businesses
- Home day care
- Shipping containers
- Wind energy converter system (minor)
- Utility services

DISCRETIONARY USES

- | | |
|--|---|
| <ul style="list-style-type: none"> • Agricultural support services • Animal health care services • Automotive services • Boarding house • Cemetary • Community Rec. services • Cultural facilities • Day care services • Garden suite • General industrial manufacturing processing • Group care facility • Group home | <ul style="list-style-type: none"> • Industrial storage and warehousing • Kennel • Livestock auction mart • Medical treatment services • Natural resource extraction • Outdoor rec. services • Personal health care services • Recreational vehicle storage • Religious assembly • Riding arena • Small animal breeding • Telecommunications tower • Tourist campground • Wind energy converter systems (Major) |
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**CUSHMAN &
WAKEFIELD**
Edmonton

FOR SALE
HIGHWAY DEVELOPMENT LAND
1420 Highway 16A, Parkland County, AB

Aerial



Future Development Plan (Proposed)



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