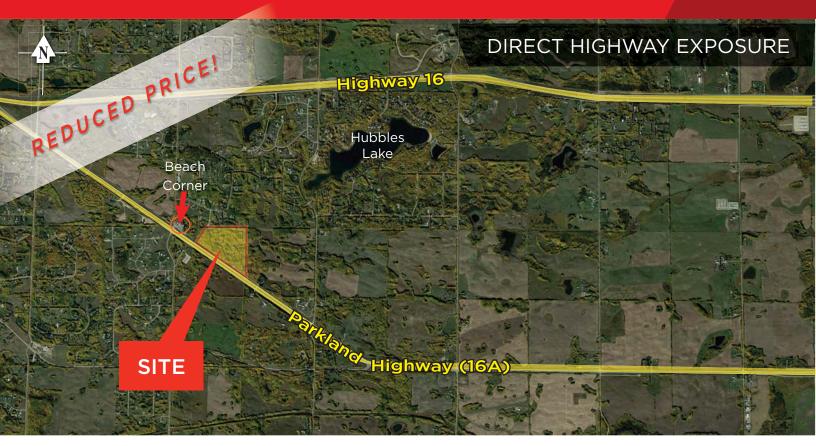


# FOR SALE HIGHWAY DEVELOPMENT LAND 1420 Highway 16A, Parkland County, AB



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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### **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

- 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

- 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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Nov 16, 2016