



4329 Hwy 16 Rural Parkland County AB

\$725,000

- Multiple options available for the development of 15.47 acres? located 30 minutes from Edmonton with frontage along Highway 16 - Gravel Extraction and Processing - Commercial Development - Construction currently underway for Gas, Convenience and two Drive Thru units on adjacent property - Opportunity for subdivision and sale of smaller parcels - Two access points to the property along highway service road and one along Range Rd 44 - Month to month land lease income in place Gravel Info - 15.47 acres? parcel for gravel extraction and processing - Estimated 170,000 cubic meters of gravel available for extraction on the site (to be verified by Purchaser)

Listing Presented By:



Originally Listed by:
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