



## A51069 Hwy 814 Beaumont AB

\$25,000,000

DEVELOPMENT LAND IN THE HIGHLY DESIRABLE AREA IN THE CITY OF BEAUMONT. WITH 1/2 MILE OF HWY FRONTAGE. This development land is on 50 st. and has Commercial and Residential Zoning in the ASP. AREA STRUCTURE PLAN is APPROVED. There is 155.85 Acres/ more or less. Water and Sewer is on 50 st. The owner completed numerous studies. These studies are available to the purchaser. Irving Creek on the northern border and a licensed waterway on the property. There are 4 houses and numerous farm building on this property plus a newer freezer/cooler on site. 50th street (hwy 814) is a new 4 lane hwy. There is a service road to the property. Land can be sold separately or with the 81 acres to the east 4-24-51-1-NE. Land to the south has the NSP approved and is in active residential and commercial development. GST may be applicable. To access maps and documents related to the ASP and NSP, you will find it at: [www.beaumont.ab.ca](http://www.beaumont.ab.ca) Le Reve

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