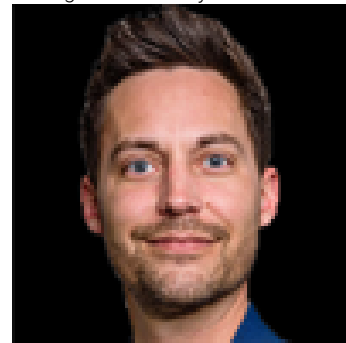


## A51069 Hwy 814 Beaumont AB

\$9,000,000

81 Acres. DEVELOPMENT LAND IN THE HIGHLY DESIRABLE AREA IN THE CITY OF BEAUMONT. AREA STRUCTURE PLAN IS APPROVED. 156 ACRES ABUTTING ON 50 ST IS ZONED COMMERCIAL AND RESIDENTIAL. THIS 81 ACRES IS PRIMARILY ZONED RESIDENTIAL. THE OWNER HAS COMPLETED NUMEROUS STUDIES IN PREPARATION TO APPLY FOR NEIGHBOURHOOD STRUCTURE PLAN. THESE STUDIES ARE AVAILABLE TO THE PURCHASER. IRVING CREEK ON THE NORTHERN BORDER, AND A "LICENSED WATERWAY" ON THE PROPERTY. 50TH STREET (HWY 814) IS A NEW 4 LANE HWY. LAND CAN BE SOLD SEPARATELY OR WITH THE 160 ACRES TO THE WEST 4-24-51-1-NW WATER AND SEWER IS ON 50 ST. 80 ACRES TO THE SOUTH HAS HOUSING AND COMMERCIAL BEING BUILT. TO ACCESS MAPS AND DOCUMENTS RELATED TO THE ASP AND NSP, YOU WILL FIND IT AT: [www.beaumont.ab.ca/676/Le-Reve](http://www.beaumont.ab.ca/676/Le-Reve)

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