



## 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. which has Highway Commercial, commercial and residential. AREA STRUCTURE PLAN is APPROVED. 80 acres or less of the 160 acres could be rezoned Commercial . 155.85 Acres. The owner completed numerous studies in preparation to apply for the Neighbourhood Structure Plan. There are 4 houses and numerous farm building on this property plus a newer freezer/cooler on site. Irving Creek is on the northern border and a licensed waterway is on the property. 50th street (hwy 814) is a new 4 lane hwy. Land can be sold separately or with the 81 acres to the east 4-24-51-1-NE. 155.85 acres abutting on 50 st is zoned commercial and residential. The land to the south has the NSP approved and is in active residential and commercial development being built. Water and Sewer is on 50 st. To access maps and documents related to the ASP and NSP, [www.beaumont.ab.ca/676/Le-Rev](http://www.beaumont.ab.ca/676/Le-Rev)

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