



FOR LEASE/SALE

4827 - 47 Ave.

Entwistle, Alberta



## Property Highlights

4.49 Acres with excellent access to major highways including Highway 16, Highway 16A and Highway 22. Short drive time to Evansbug, Wabamum Lake and Drayton Valley. Surrounding businesses include: ESSO Gas Station, Subway, Journeyman Inn, Lighthouse Restaurant and Lounge and Liquor on 16. Land is graveled, fenced and gated.



**Todd Dewart**  
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1801 - 8 Street  
Nisku, Alberta  
T9E 7S8

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The information contained herein has been obtained through sources deemed reliable by cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.





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## Property Information

Municipal:	4827 - 47 Ave. Entwistle, AB
Legal:	PLAN 9420356, Block B, Lot 1
Zoning:	IAR - Industrial Ag. Resource
Land Size:	±4.49 acres
Land Tax:	1,983.19 (2022)
Sale Price:	Market



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