

# \$875,000 - 3208 52 Avenue, Innisfail

MLS® #A2249038

**\$875,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.26 Acres

NONE, Innisfail, Alberta

Prime commercial opportunity in South Innisfail with excellent visibility from Highway 2 ! Situated on 1.26 securely fenced acres, this 40 x 80 custom-built facility offers both functionality and exposure. Features include a 14â€™ x 38â€™ office/reception area, a 38â€™ x 63â€™ heated shop with three 12â€™ x 14â€™ overhead doors, and 16â€™ ceilings for easy access. Additional storage is available with a 14â€™ x 38â€™ mezzanine area.

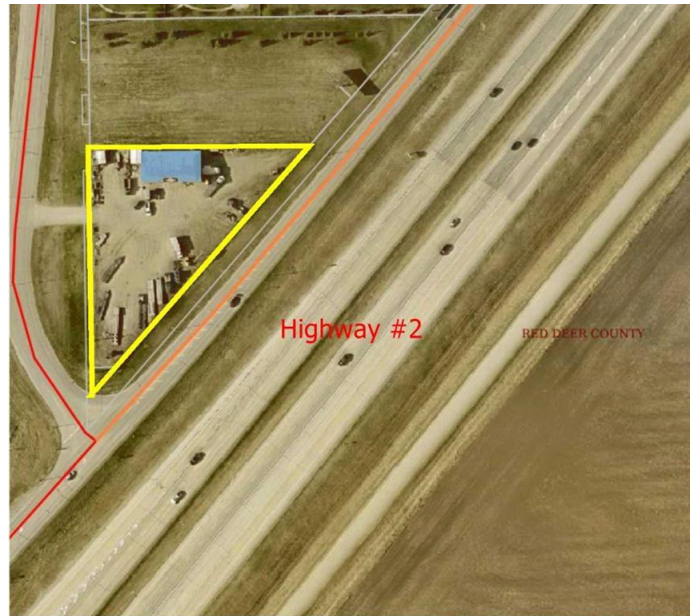
Built in 1998

## Essential Information

MLS® #	A2249038
Price	\$875,000
Bathrooms	0.00
Acres	1.26
Year Built	1998
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	3208 52 Avenue
Subdivision	NONE
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G1E2



**Interior**

Heating                      Natural Gas, Radiant, See Remarks

**Exterior**

Roof                          Metal

Construction              ICFs (Insulated Concrete Forms)

Foundation                Poured Concrete

**Additional Information**

Date Listed                August 20th, 2025

Days on Market          5

Zoning                      HWY-C

**Listing Details**

Listing Office              REMAX ACA Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.