

## \$300,000 - 4424 Delnorte Street, Innisfree

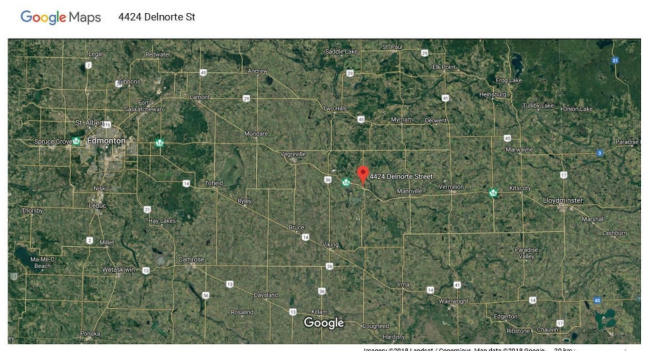
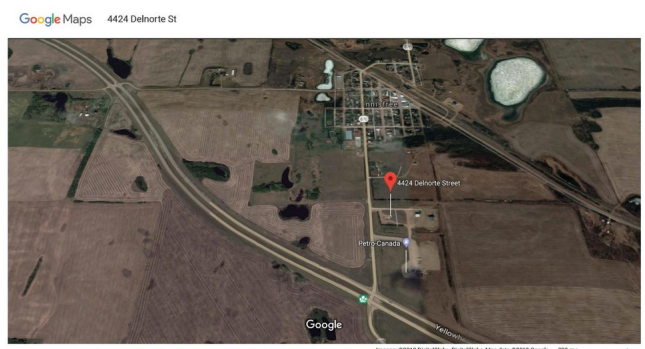
MLS® #E4428088

**\$300,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Innisfree, Innisfree, AB

Excellent Commercial Property located next to Hwy 16 (The Yellowhead Highway) Intersection into the Village of Innisfree. This is the halfway point between Edmonton and Lloydminster. The only place immediately off of Hwy 16 to stop for gas, food, a rest stop, truck stop, lottery purchases, etc. This property was a Shell Gas Bar and mechanic shop. Ideal to redevelop into a gas bar, convenience Store and a drive-thru restaurant or coffee shop. OR any other retail catering to the Village of Innisfree, huge surrounding agricultural community and the busy Hwy 16 traffic corridor used to commute from sea to sea. Located minutes from Innisfree's Recreation site with day activities and 67 overnight camping sites. The building sits on a concrete basement. The property can be repurposed for new owners. The underground tanks were removed PLUS an Environmental Site Assessment is available showing the site is **â€™CLEAN.â€™** Buyer could consider the site for affordable housing/row housing/townhomes etc.



### Essential Information

MLS® #	E4428088
Price	\$300,000
Bathrooms	0.00

Acres	0.00
Type	Land Commercial
Status	Active

### Community Information

Address	4424 Delnorte Street
Area	Innisfree
Subdivision	Innisfree
City	Innisfree
County	ALBERTA
Province	AB
Postal Code	T0B 2G0

### Additional Information

Date Listed	March 28th, 2025
Days on Market	19
Zoning	Zone 60

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Listing information last updated on April 16th, 2025 at 1:47pm MDT