



SALOMONS
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FOR SALE

HIDDEN SPRINGS, RED DEER, AB



SALOMONS
COMMERCIAL

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#103, 4315 - 55 Avenue
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LOCATION

Hidden Springs



SALE PRICE

NE: \$3,150,000 (\$20,325/acre)
SE: \$3,050,000 (\$20,026/acre)



ZONING

DCD-8: Direct Control District 8



LEGAL DESCRIPTION

NE-15-38-28-W4M
SE-15-38-28-W4M



PARCEL SIZES

NE: 154.98 Acres
SE: 152.30 Acres



PROPERTY TAXES

TBV

PROPERTY DETAILS

307.28 acres of land ready to be developed, situated on the intersection of Burnt Lake Trail and Range Road 282. Positioned between Red Deer and Sylvan Lake and conveniently located only two kilometers west of the QEII. This parcel is directly adjacent to Bonnydale Country Estates, a nicely developed rural community. Population for Red Deer County was 21,930 in 2022, with a 7.62% increase documented in the last five years. **Parcel is presently held as two separate titles, but the intent is to be sold as one parcel.**

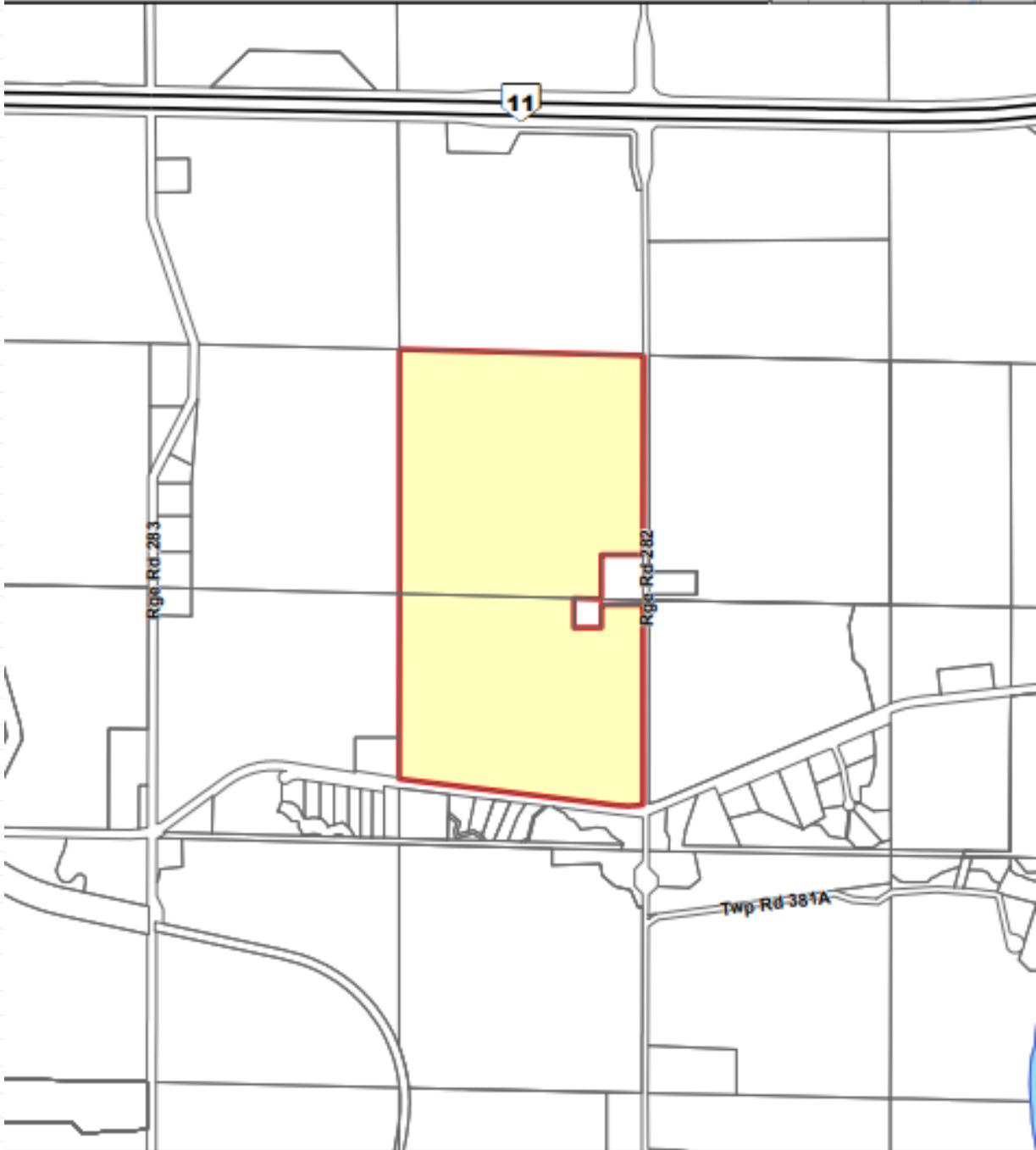
Hidden Springs is currently zoned DCD-8 and allows for an array of variety of uses, including: Commercial Recreation Facility, Financial Institution, Food and Beverage Service Facility, Multi-Attached Dwelling, Office, Personal Service Facility, Retail Store, etc. You can find out more about the zoning [here](#).

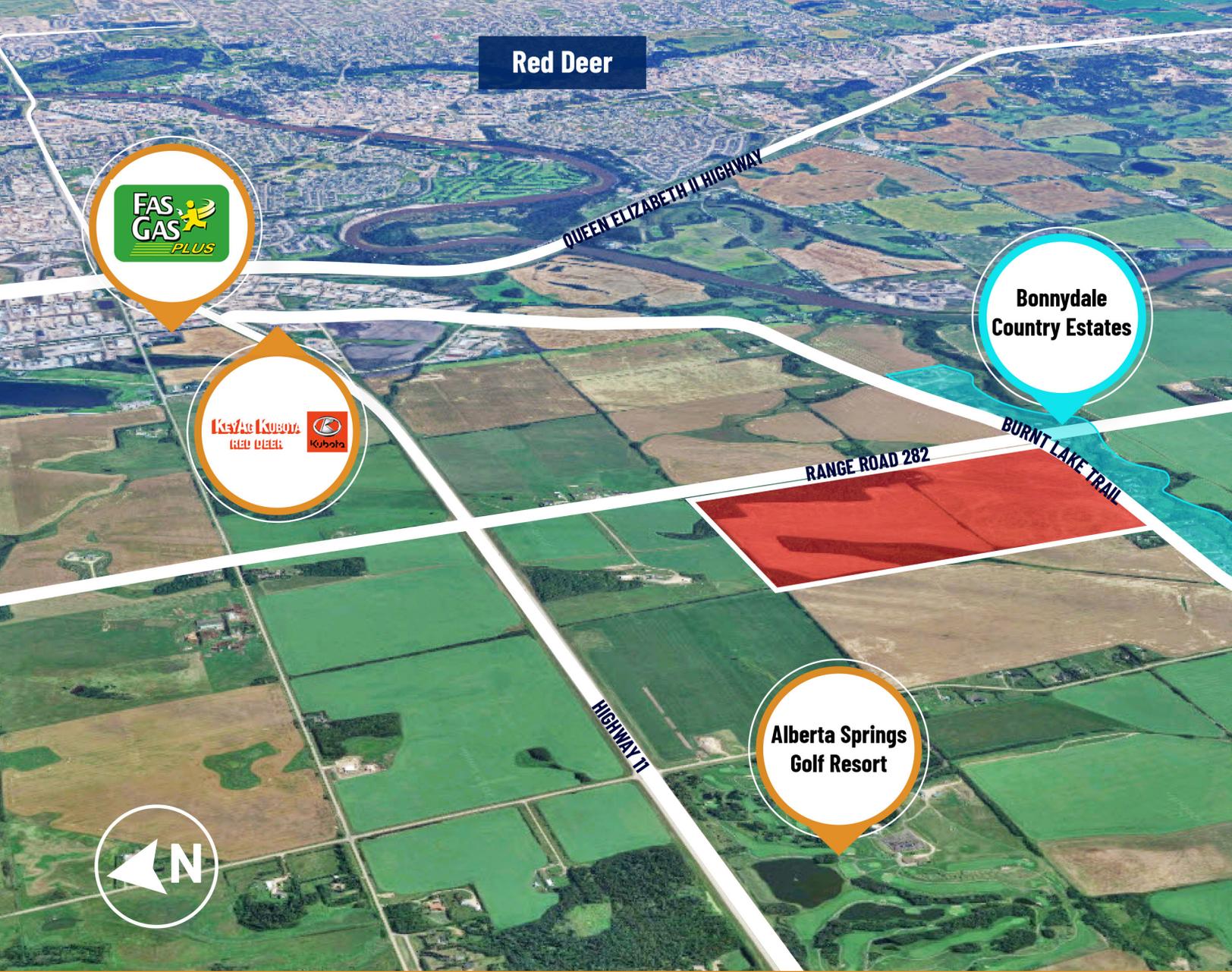


**Direct Control District 8: Hidden Springs
(DCD-8)**

Location: NE-15-38-28 W4
Subdivision: Hidden Springs

0 85 170 340 570 Meters





Red Deer



Central Alberta's Ambassador for Commercial Real Estate



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