

FOR SALE

**4305 57 AVENUE
PROVOST, AB**



Highway 13

57th Avenue

0.90 Acres

0.90 Acres

44th Street

PROPERTY Details

LOCATION

Provost

LEGAL DESCRIPTION

Plan 8021020, Block 44, Lots 2 & 3

ZONING

C3 - Highway Commercial District

PARCEL SIZES

0.90 - 1.80 Acres

SALE PRICE

Starting at \$337,500 (\$375,000/acre)

PROPERTY TAXES

TBV

POSSESSION

Negotiable

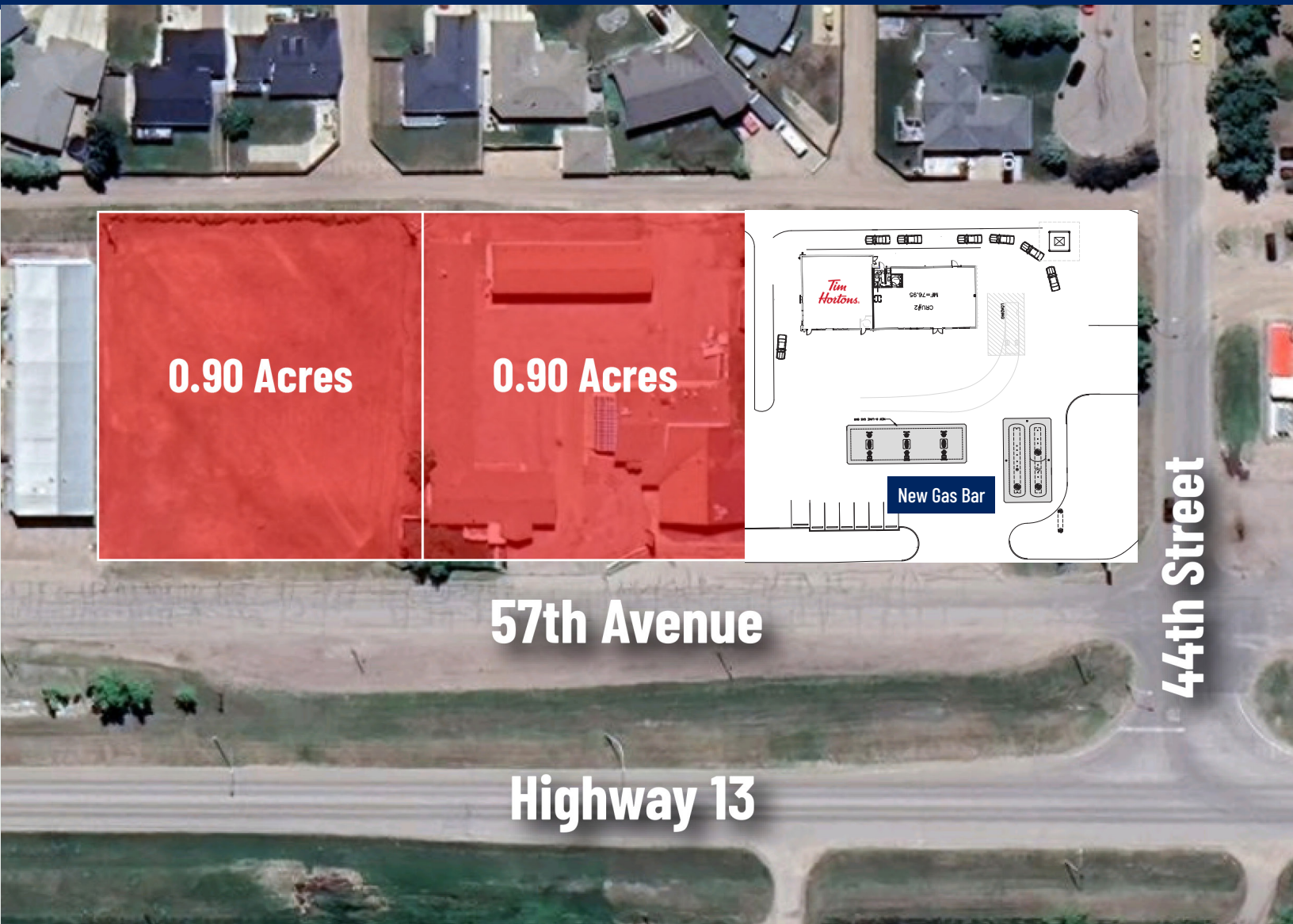
PROPERTY OVERVIEW

Located along Highway Avenue with exposure to Highway 13 in Provost, these two 0.9-acre parcels offer a development opportunity within the town's primary highway commercial corridor. The parcels may be acquired individually or assembled for a combined 1.8-acre site.

The property benefits from high visibility and direct access to regional traffic travelling along Highway 13. A new gas bar and Tim Hortons development immediately west of the site is expected to establish the area as a growing commercial node serving both local residents and highway traffic.

Positioned along 57 Avenue near 4 Street, the parcels are well suited for commercial or service-oriented development that benefits from highway exposure and regional draw.

SITE PLAN



A new gas bar and Tim Hortons development is planned on the adjacent west parcel, helping establish this location as an emerging commercial node along Highway 13. The development is expected to increase traffic to the area and further enhance the site's visibility with direct highway exposure. With a population of approximately 1,774 residents, Provost serves as a regional service centre for surrounding agricultural and energy-based communities in east-central Alberta. As the town continues to grow and support the needs of its broader trade area, this site presents a strong opportunity to introduce new businesses and amenities that can benefit both local residents and highway traffic.

****Site plan shown is for the adjacent west parcel and is provided for reference only. The development is not affiliated with or included in the subject property.***



HIGHWAY 13

HIGHWAY 899

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#103, 4315 - 55 Avenue Red Deer, AB T4N 4N7
www.salomonscommercial.com

Brett Salomons
Listing Agent
403.314.6187
brett@salomonscommercial.com

Kelly Babcock
Partner/Broker
403.314.6188
kelly@salomonscommercial.com

Mike Williamson
Associate
403.314.6189
mike@salomonscommercial.com

Davin Kemshead
Associate
403.314.6190
davin@salomonscommercial.com

Max Field
Associate
403.314.6186
max@salomonscommercial.com

Jordan Krulicki
Associate
403.314.6185
jordan@salomonscommercial.com