



For Sale

Vacant Commercial Land

10701 & 10705 96th Street
High Level, AB

Jack Voykin*

Vice President

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Property Highlights



A key service and transportation center for Northern Alberta. The town serves a large trading area and is a hub for forestry, oil and gas, and agriculture.



Strategically located at the intersection of the Mackenzie Highway and Highway 35, this property offers excellent visibility and direct access onto main routes.



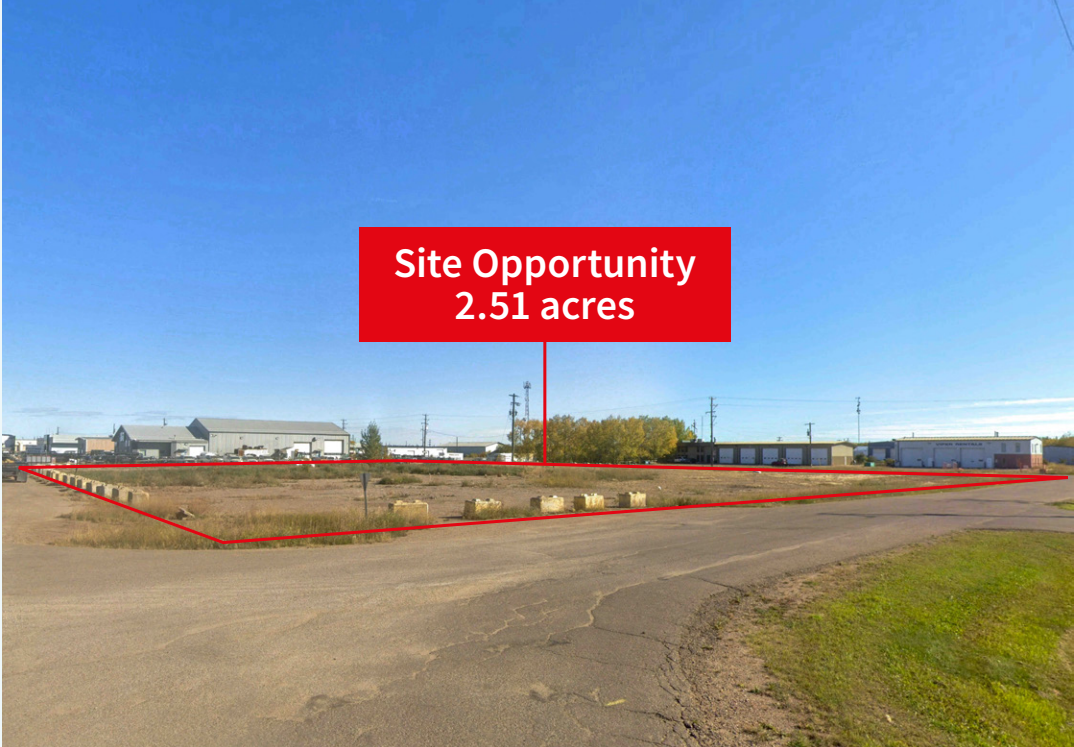
Approximately 2.51 acres of developable land across two titles, well suited to slab-on-grade retail, service, and outdoor storage or yard uses.



C3 – Highway Commercial zoning, allowing a broad range of retail, service, and entertainment uses



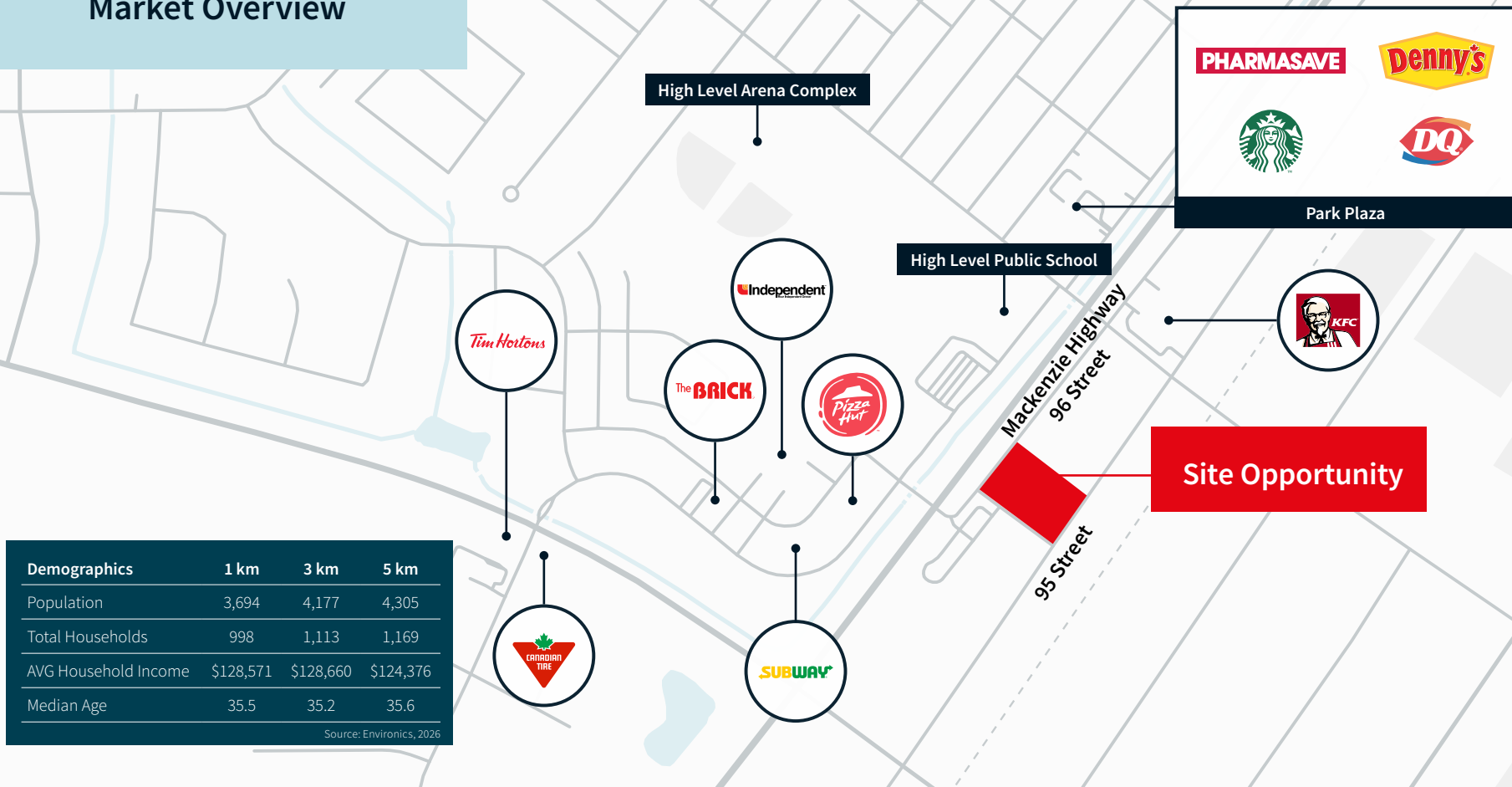
Former fuel retail / bulk plant site with complete environmental documentation. Groundwater and soil vapour test clean against Alberta Tier 1 commercial guidelines. Residual soil impacts are managed under a risk management plan. Restrictive covenant limits construction to slab-on-grade.



Salient Details

Address	10701 & 10705 96th Street, High Level, AB
Site Area	2.51 acres
Zoning	C-3 Highway Commercial
Listing Price	Contact Listing Brokers
Titles	Plan 7823109 Block 28 Lots 16 and 17

Market Overview



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