

COMMERCIAL SHOP & HOME ON 32 ACRES

**FOR SALE**

28244 HIGHWAY 590, INNISFAIL



Prime 12,500 Sq Ft Commercial Shop and  
2,998 Sq Ft 2-Storey Home on 32 Acres

**Price: \$3,499,000.00**

PRESENTED BY

CAM TOMALTY  
403.350.0075  
cam@remaxcprd.com

JEREMY MAKILA  
403.373.7333  
jeremy@remaxcprd.com

**WWW.REDDEERCOMMERCIAL.COM**

# THE PROPERTY

28244 HIGHWAY 590

## FOR SALE

### Rare Live-Work-Play Property on 32 Acres – Near Innisfail, AB

A unique opportunity to own 32 acres of versatile land just minutes from Innisfail. This property features:

A spacious 2,998 sq ft home with 4-5 bedrooms, multiple living areas, and outdoor space ideal for families, hobby farming, or relaxing rural living.

Also included is a 12,500 sq ft commercial shop with office space, overhead doors, a wash bay, mezzanine, and additional 2,500 SF cold storage—perfect for a variety of business or industrial uses. The shop has a new Hot Water Heater, Boiler, and Furnace (2025).

This property combines the blend of country living and commercial potential—with the convenience of nearby town amenities—a truly rare find.



# PROPERTY DETAILS/ PHOTOS

## PROPERTY DETAILS

|                         |                                                                                                                                             |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| MUNICIPAL:              | 28244 Highway 590, Red Deer County                                                                                                          |
| LEGAL LAND DESCRIPTION: | Plan 9622770 Block 3 Lot 1                                                                                                                  |
| TOTAL SIZE:             | Total size of buildings<br>SF of House = 2,998 SF<br>SF of Shop = 12,500 SF<br>SF of Cold Storage = 2,500 SF<br>Size of Property = 32 acres |
| YEAR BUILT:             | 2002 - 2003                                                                                                                                 |
| ZONING:                 | AG - Agriculture                                                                                                                            |

### FOR SALE

|             |                         |
|-------------|-------------------------|
| SALE PRICE: | <b>\$3,499,000.00</b>   |
| TAXES:      | \$27,125.00 (Est. 2026) |

\*Plus GST

*CLICK HERE* →

**3D PROPERTY TOUR**



## THE SHOP DETAILS

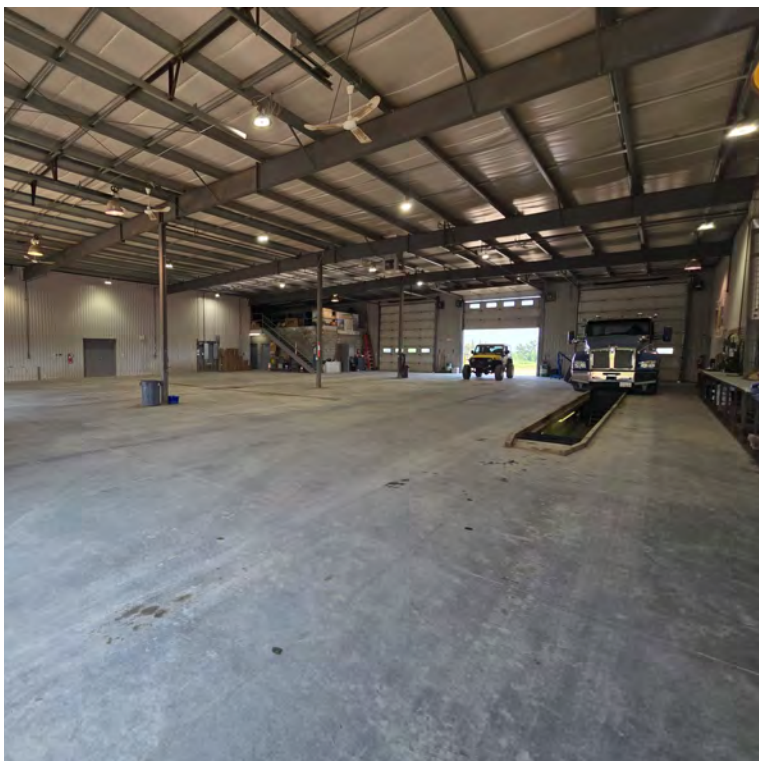
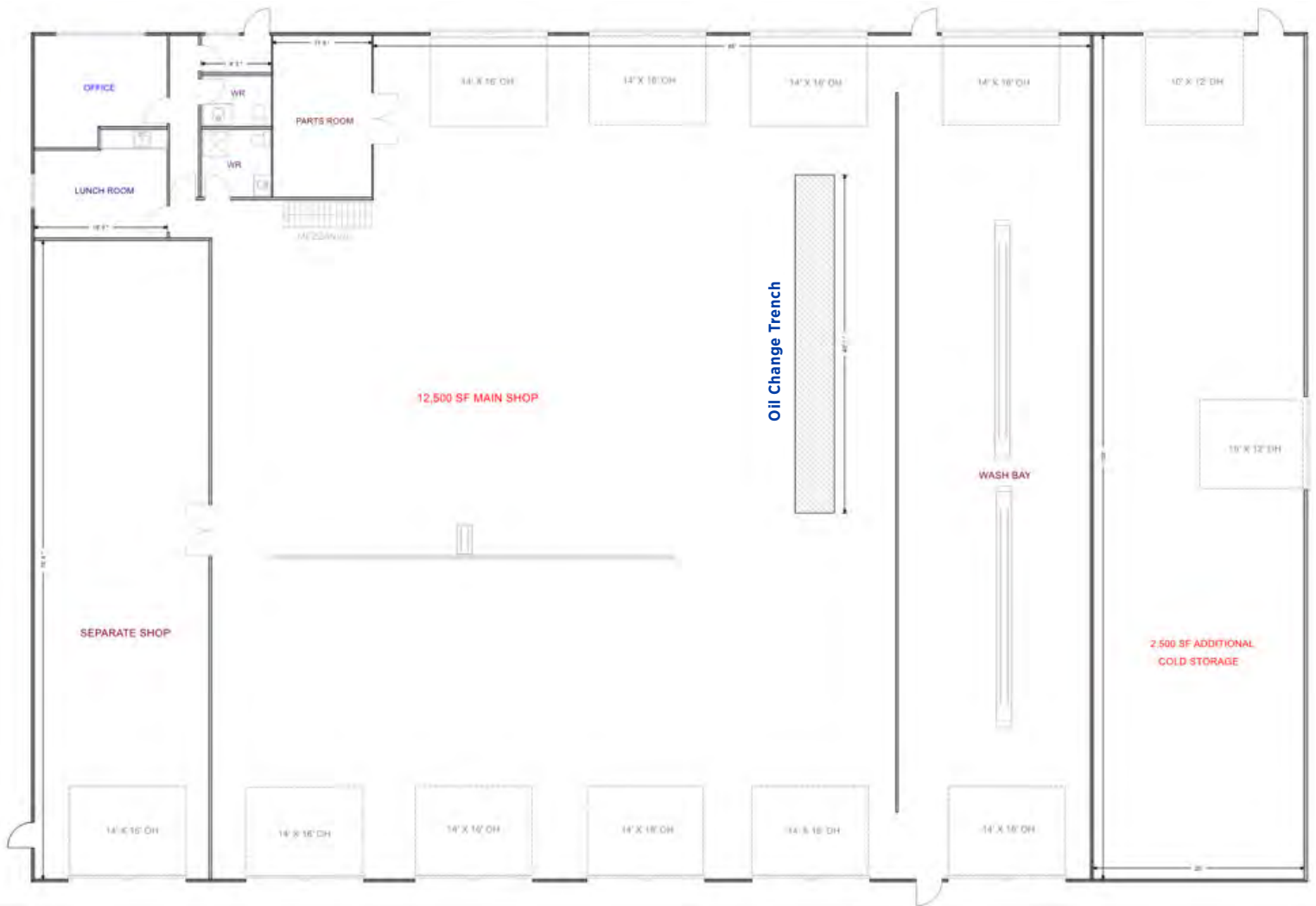


### 12,500 Sq Ft Shop | Built in 2004

**Purpose-built for heavy-duty operations, this 12,500 sq ft commercial shop is ideal for auto repair, trucking, agri-business, or industrial use. It features a 700 sq ft front office area, 10 overhead power doors, a dedicated wash bay, cold storage, in-floor heating, an oil change pit, and a 1,000 sq ft mezzanine. With compressed air lines throughout and an additional 2,500 sq ft cold storage attachment, this facility is ready to meet the demands of a wide range of commercial applications.**



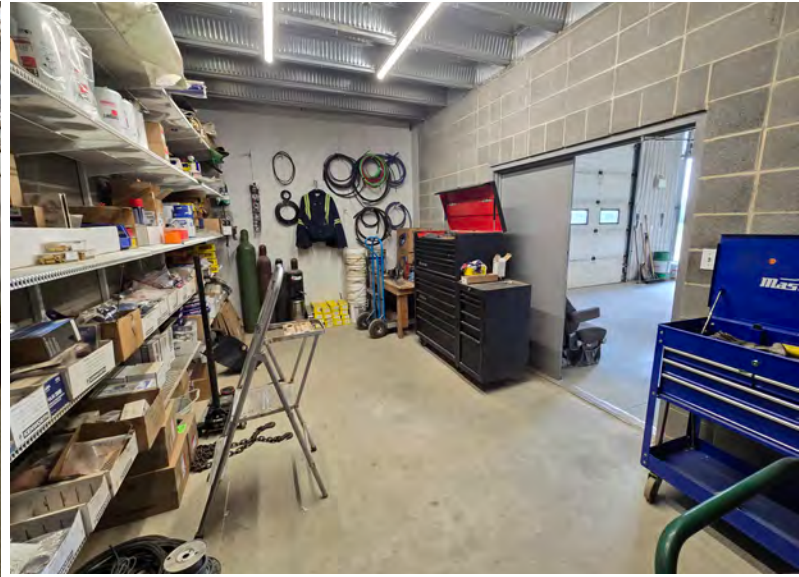
# SHOP FLOOR PLAN



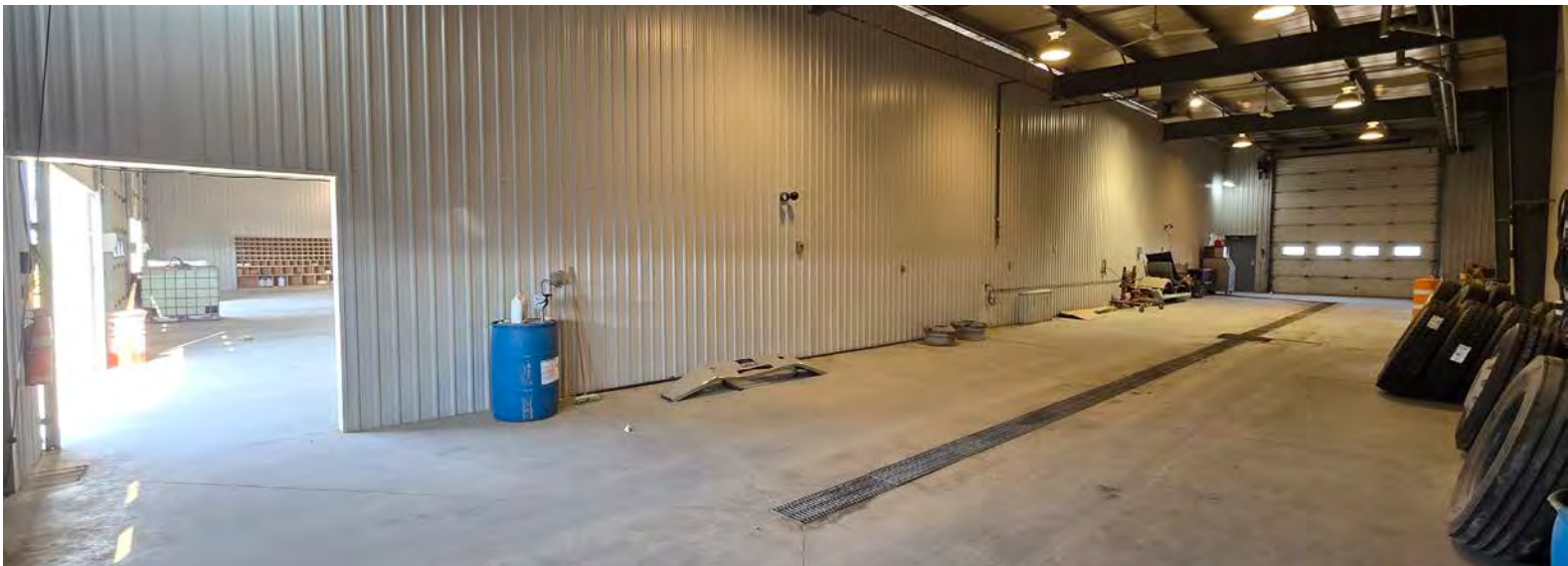
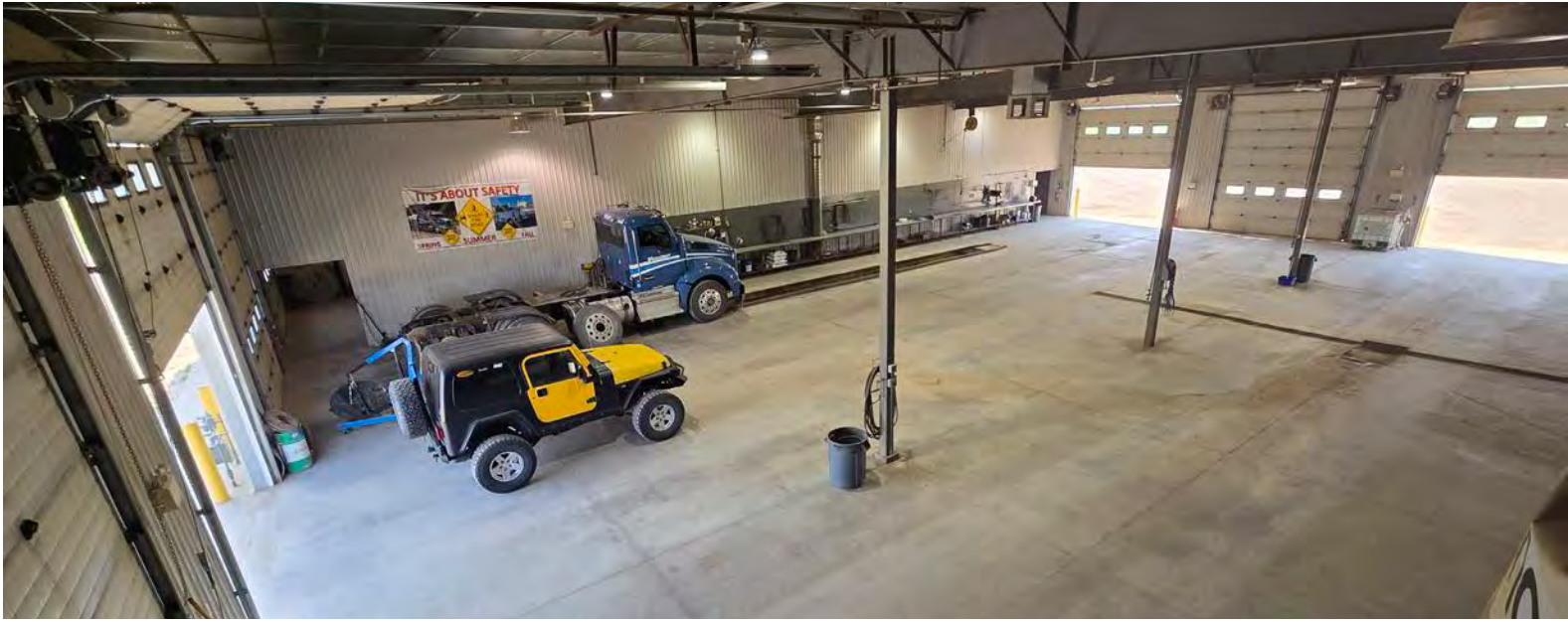
## Commercial Shop - 12,500 sq ft

- » 10 OH power doors (14' x 16'), including:
  - 2x doors in 25' x 100' Wash Bay
  - 1x door in 25' x 100' Cold Storage Room
  - 7x additional doors in main shop
- » Parts storage room & 625 sq ft mezzanine
- » In-floor heating throughout
- » Oil change pit with collector system
- » Compressed air lines throughout
- » Additional 2,500 SF cold storage attachment
- » 700 SF front office with one large office, lunchroom and 2x washrooms

# SHOP PHOTOS



# SHOP PHOTOS



# THE HOUSE DETAILS



## 2,998 Sq Ft Home | Built in 2002-2003

This beautifully maintained 2-storey home with a fully developed basement offers over 4,300 sq ft of functional and inviting living space. Designed for comfort and flexibility, it features multiple living areas, a bright open-concept kitchen, generous bedrooms, and a luxurious primary suite. With ample indoor space and thoughtfully designed outdoor areas—including a partial wraparound front porch, large back deck, fire pit, and fenced pasture—this home is ideal for a variety of lifestyles.



# HOUSE HIGHLIGHTS

## Main Floor – 1,574 sq ft

- Front office with built in shelving & living room
- Formal dining room
- Open kitchen with breakfast nook, walk-in pantry, dishwasher and raised breakfast bar
- Spacious family room with fireplace
- Mudroom with washer & dryer
- Main floor washroom
- Attached 2-car garage (25' x 28')

## Second Floor – 1,424 sq ft

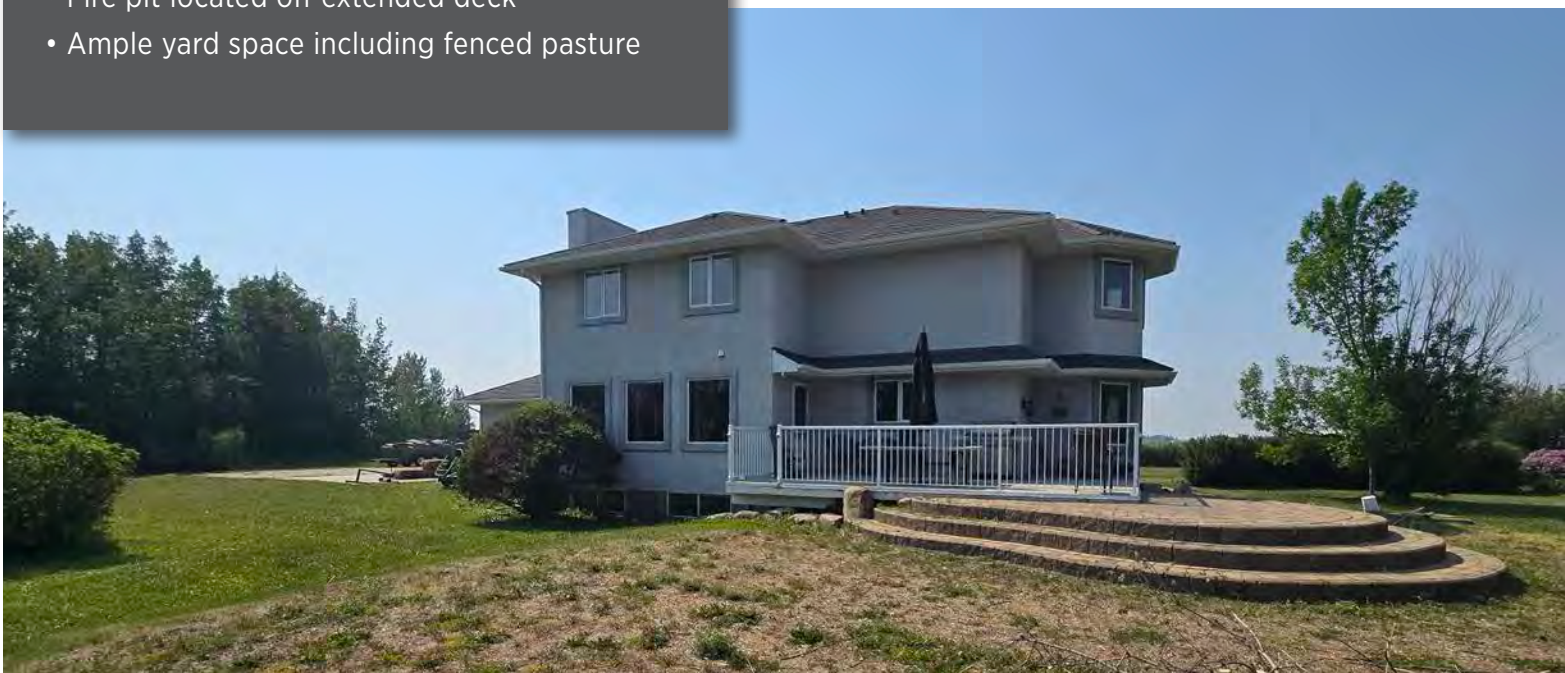
- 3 bedrooms (Bedroom 3 has a laundry chute)
- Full 3-piece bathroom
- Primary suite: 5-piece en-suite, walk-in closet, and private sitting area

## Basement – 1,400 sq ft

- Large open family room
- Full 3-piece bathroom
- Living room with potential bedroom space
- Furnace room with additional cold storage

## Outdoor Space

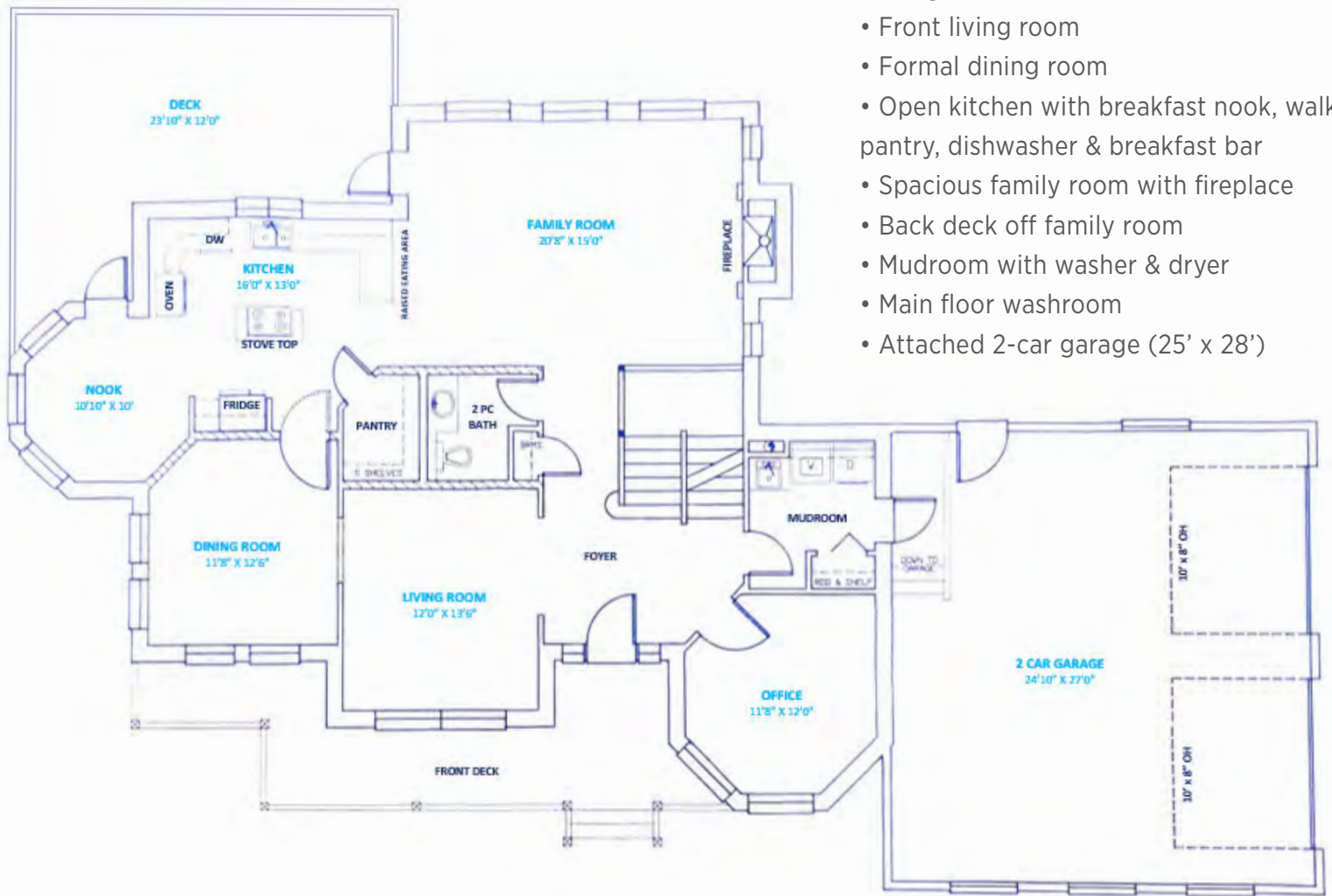
- Large driveway
- Front partial wrap around deck
- Large back deck off main family room
- Fire pit located off extended deck
- Ample yard space including fenced pasture



# HOUSE MAIN FLOOR PLAN

## Main Floor - 1,574 sq ft

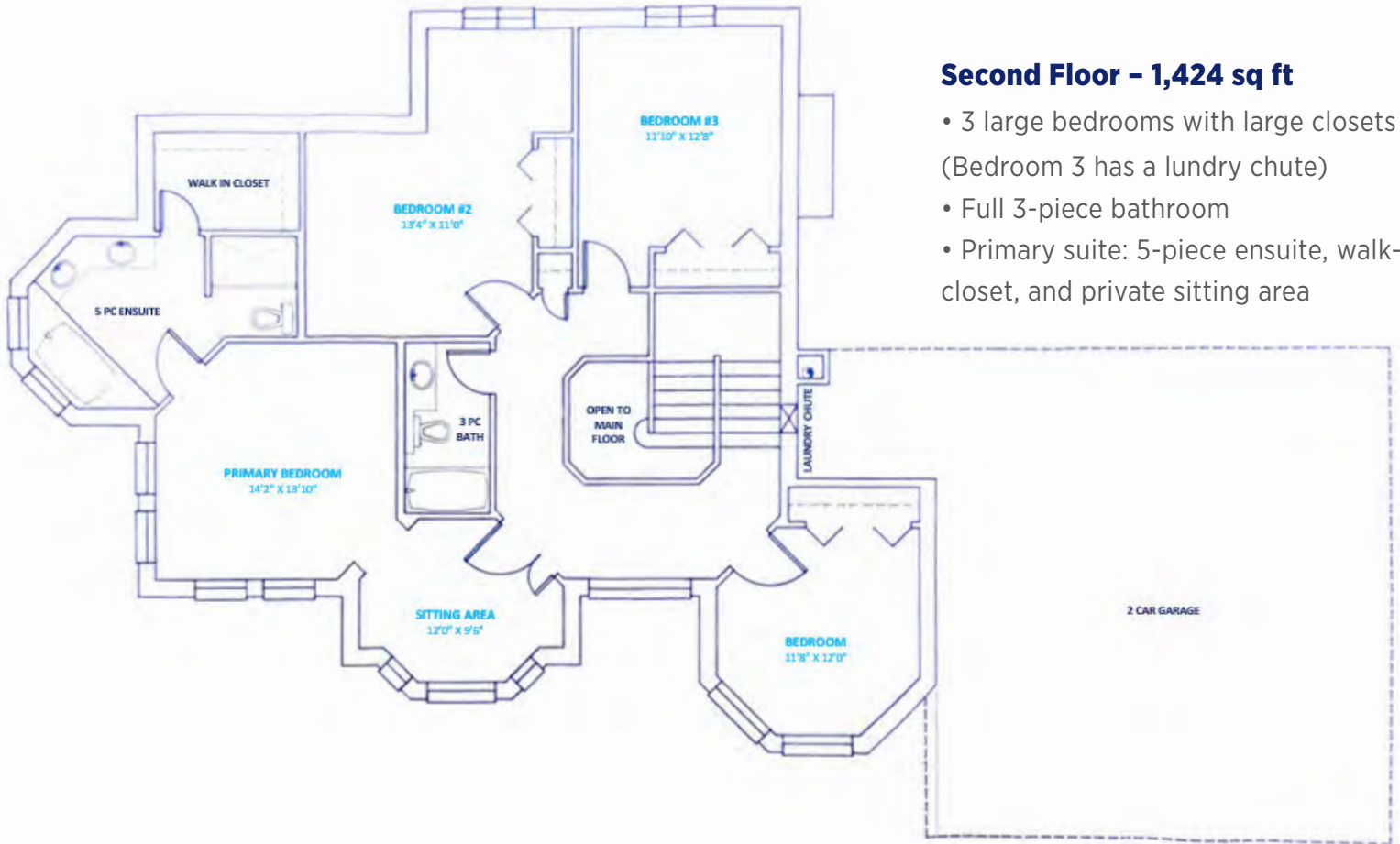
- Front office with built in shelving (Built in sewing machine & desk)
- Front living room
- Formal dining room
- Open kitchen with breakfast nook, walk-in pantry, dishwasher & breakfast bar
- Spacious family room with fireplace
- Back deck off family room
- Mudroom with washer & dryer
- Main floor washroom
- Attached 2-car garage (25' x 28')



# MAIN FLOOR PHOTOS



# HOUSE SECOND FLOOR PLAN



## Second Floor - 1,424 sq ft

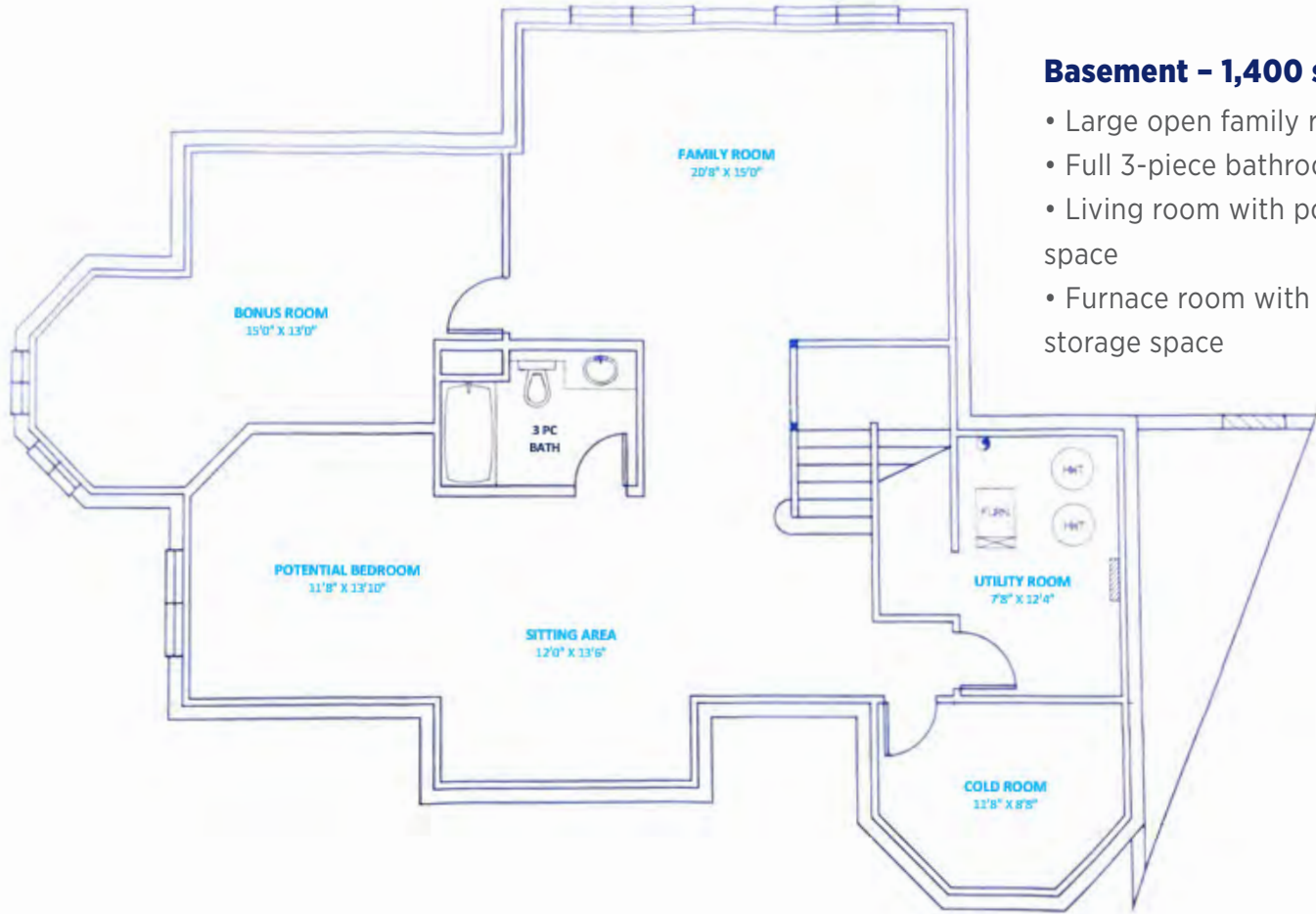
- 3 large bedrooms with large closets (Bedroom 3 has a laundry chute)
- Full 3-piece bathroom
- Primary suite: 5-piece ensuite, walk-in closet, and private sitting area



## SECOND FLOOR PHOTOS



# HOUSE BASEMENT FLOOR PLAN



# BASEMENT FLOOR PHOTOS



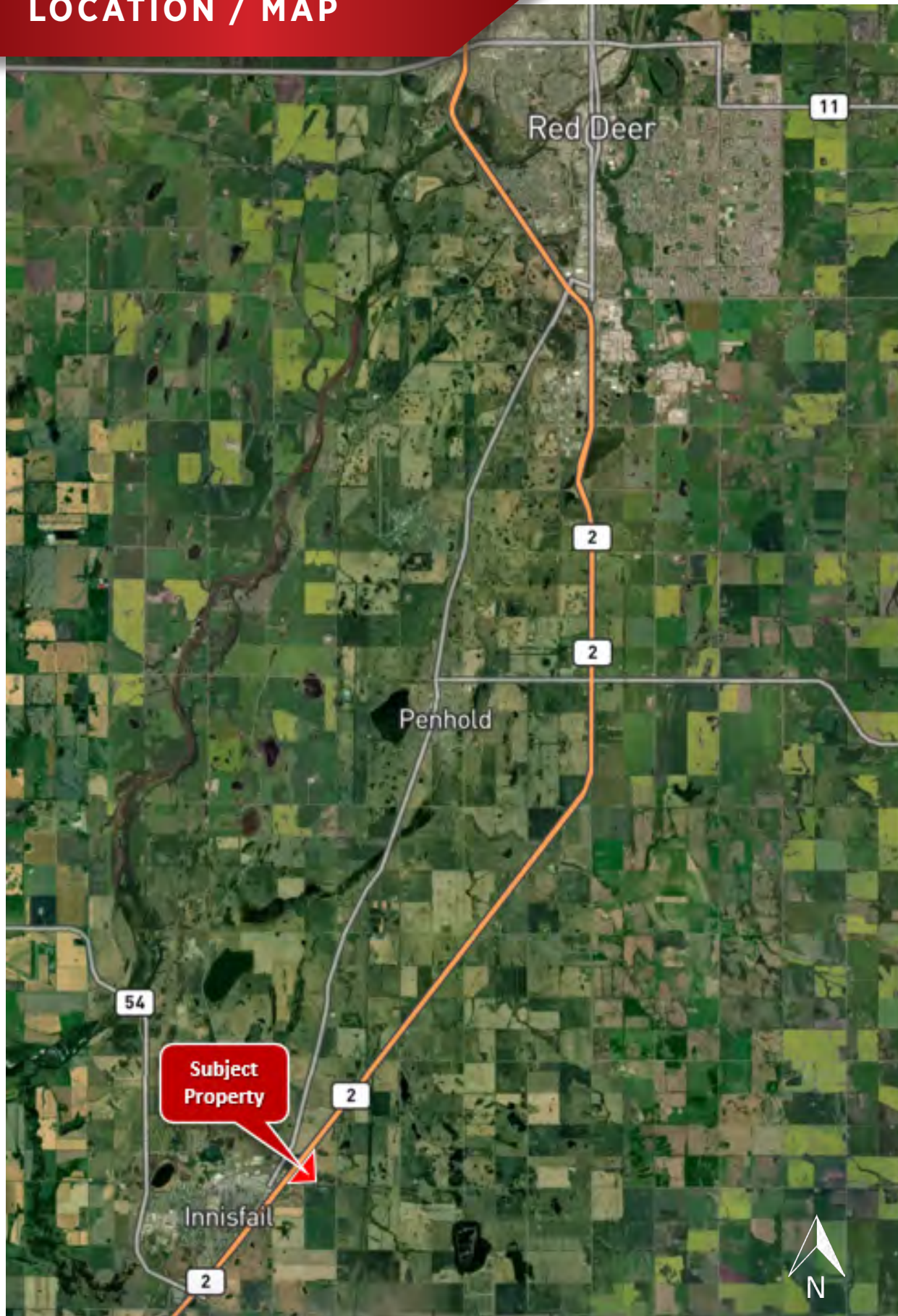
## GARAGE & OUTSIDE PHOTOS



## GARAGE & OUTSIDE PHOTOS



## LOCATION / MAP



403.986.7777 | [WWW.REDDEERCOMMERCIAL.COM](http://WWW.REDDEERCOMMERCIAL.COM)

THE INFORMATION CONTAINED HEREIN WAS OBTAINED BY FORCES DEEMED TO BE RELIABLE AND IS BELIEVED TO BE TRUE; IT HAS NOT BEEN VERIFIED AND AS SUCH, CANNOT BE WARRANTED NOR FORM A PART OF ANY FUTURE CONTRACT. ALL MEASUREMENTS NEED TO BE INDEPENDENTLY VERIFIED BY THE PURCHASER/TENANT

**REMAX**  
COMMERCIAL  
PROPERTIES

**CALGARY & RED DEER'S  
ONLY EXCLUSIVE  
RE/MAX COMMERCIAL BROKERAGE**



**YOUR RE/MAX COMMERCIAL TEAM**

**JEREMY MAKILA**  
403 373 7333  
[jeremy@remaxcprd.com](mailto:jeremy@remaxcprd.com)

**CAM TOMALTY**  
403 350 0075  
[cam@remaxcprd.com](mailto:cam@remaxcprd.com)

**ROWAN OMILON**  
Licensed Assistant  
[rowan@remaxcprd.com](mailto:rowan@remaxcprd.com)

**RED DEER**  
#401, 4911 51 Street  
Red Deer, AB T4N 6V4  
**403.986.7777**  
[www.reddeercommercial.com](http://www.reddeercommercial.com)