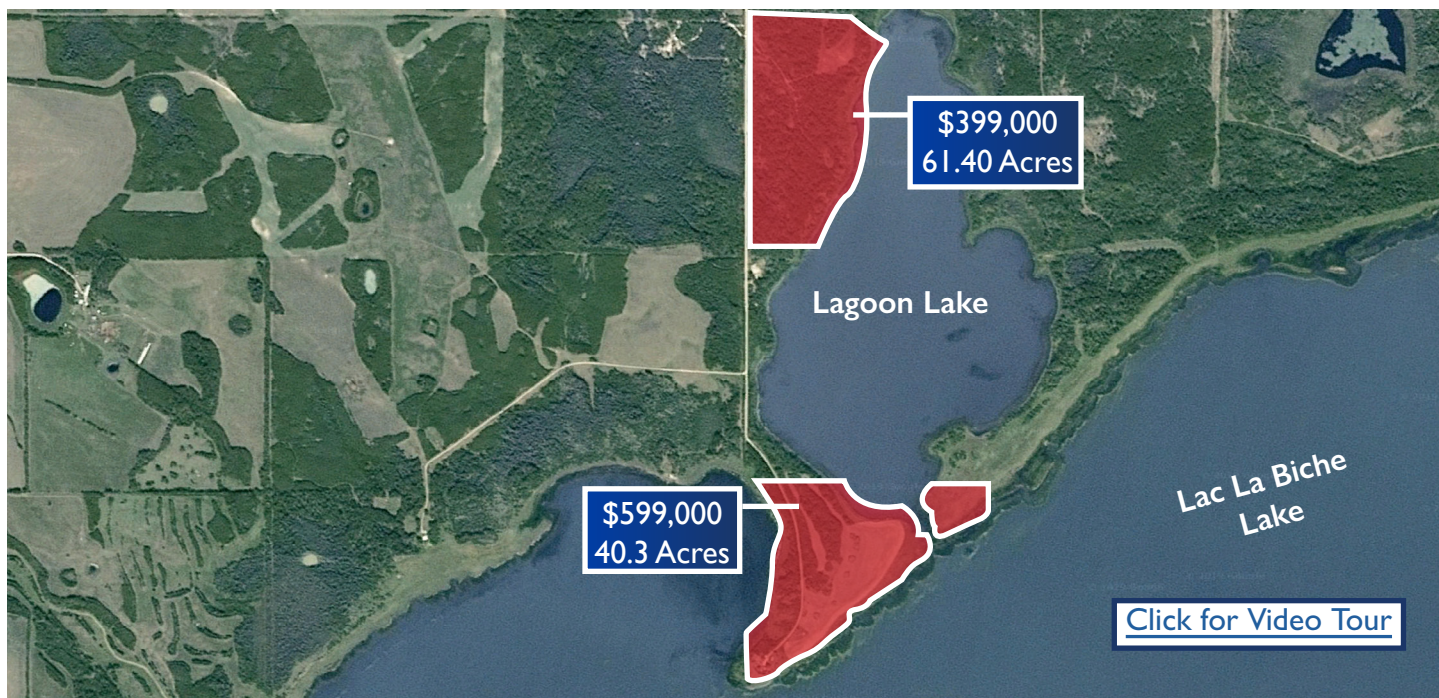


LAC LA BICHE DEVELOPMENT OPPORTUNITY

BORDERING LAC LA BICHE LAKE & LAGOON LAKE | FOR SALE



PROPERTY HIGHLIGHTS

- Currently designated for country residential lots of 4.97 +/- acres
- The most incredible lake front property you could imagine! Purchase either the peninsula portion on Lac La Biche Lake where it appears you are looking across the ocean because the lake is so vast or the inner quieter portion of Lagoon Lake with access to Lac La Biche Lake - it's a dream come true.
- Power and gas run straight to the old house which occupied the peninsula portion of land.

PROPERTY DETAILS *Can be purchased separately or together

Size:	40.30 Acres & 61.40 Acres = 101.70 Acres
Address:	NW Sec 14 TWP 68 Range 14 West 4th NW Sec 23 TWP 68 Range 14 West 4th
Legal Description:	Block 12, 13, & 14 Plan LSD
Taxes:	\$3009 (2019) - Includes both properties
Power and Gas:	To both properties
Price:	\$599,000 & 399,000



RE/MAX EXCELLENCE
COMMERCIAL DIVISION

#201, 5607 199 Street Edmonton, AB T6M 0M8

Judith Rimmer

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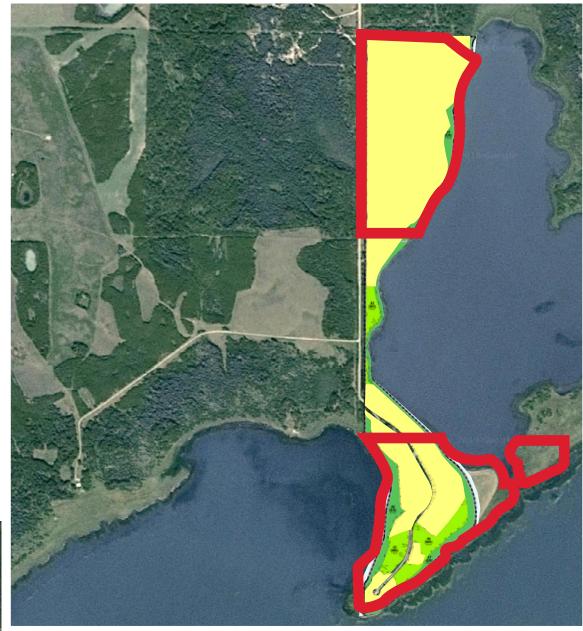
#1 RE/MAX Commercial Team Worldwide 2017 - 2019*

O: 780.429.1200

The information contained herein was obtained from sources 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 should be independently verified by the Purchaser/Tenant. *based on commercial commissions only for the year Jan.-Dec. 2017 & 2018.

FOR SALE

PROPERTY LOCATION



FOR SALE

LAC LA BICHE DEMOGRAPHICS | 2016



Population:

Population: 9,531 (shadow, 2017)

Median Age: 37.9

Projected Growth: 7.3%



Income:

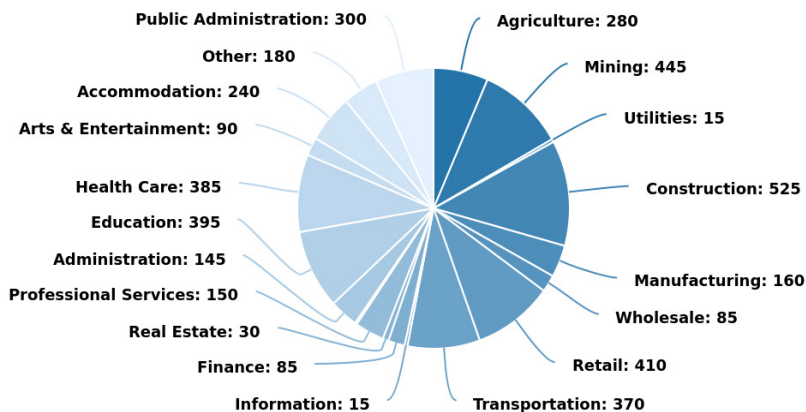
Medium Household Income \$91,477

Majority are above the 2016 national median income

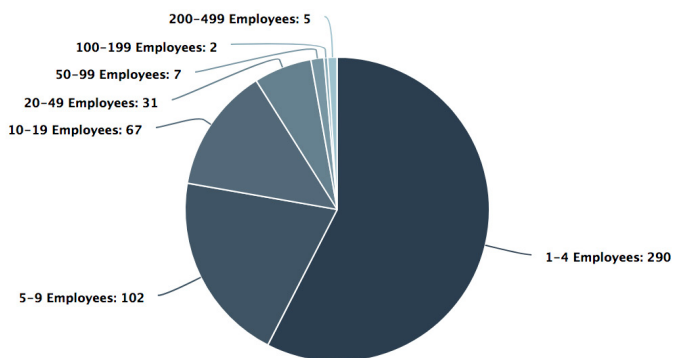
66.39 per cent are part of its working-age population, or those between the ages 15 to 64 years old, while 20.35 per cent make up the younger population that will also be part of the labour force in two decades or less. At the present, 1,635 people are expected to retire in the coming years.

INDUSTRY | 2016

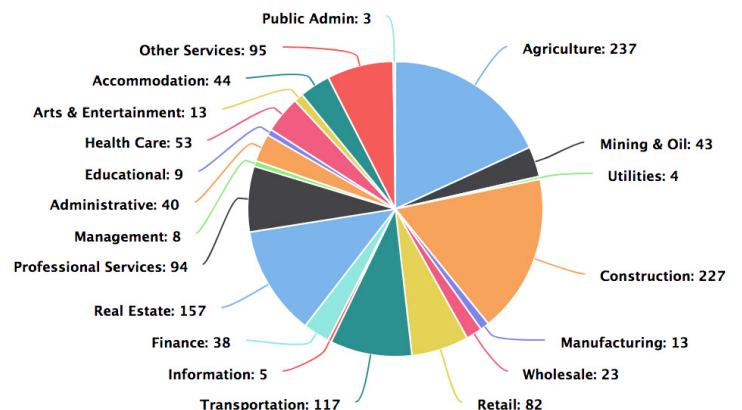
Labor Force by Industry



Business Sizes



Business Industries



FOR SALE

DEVELOPMENT OPPORTUNITY



Range Road 142



Private Entrance To Lagoon