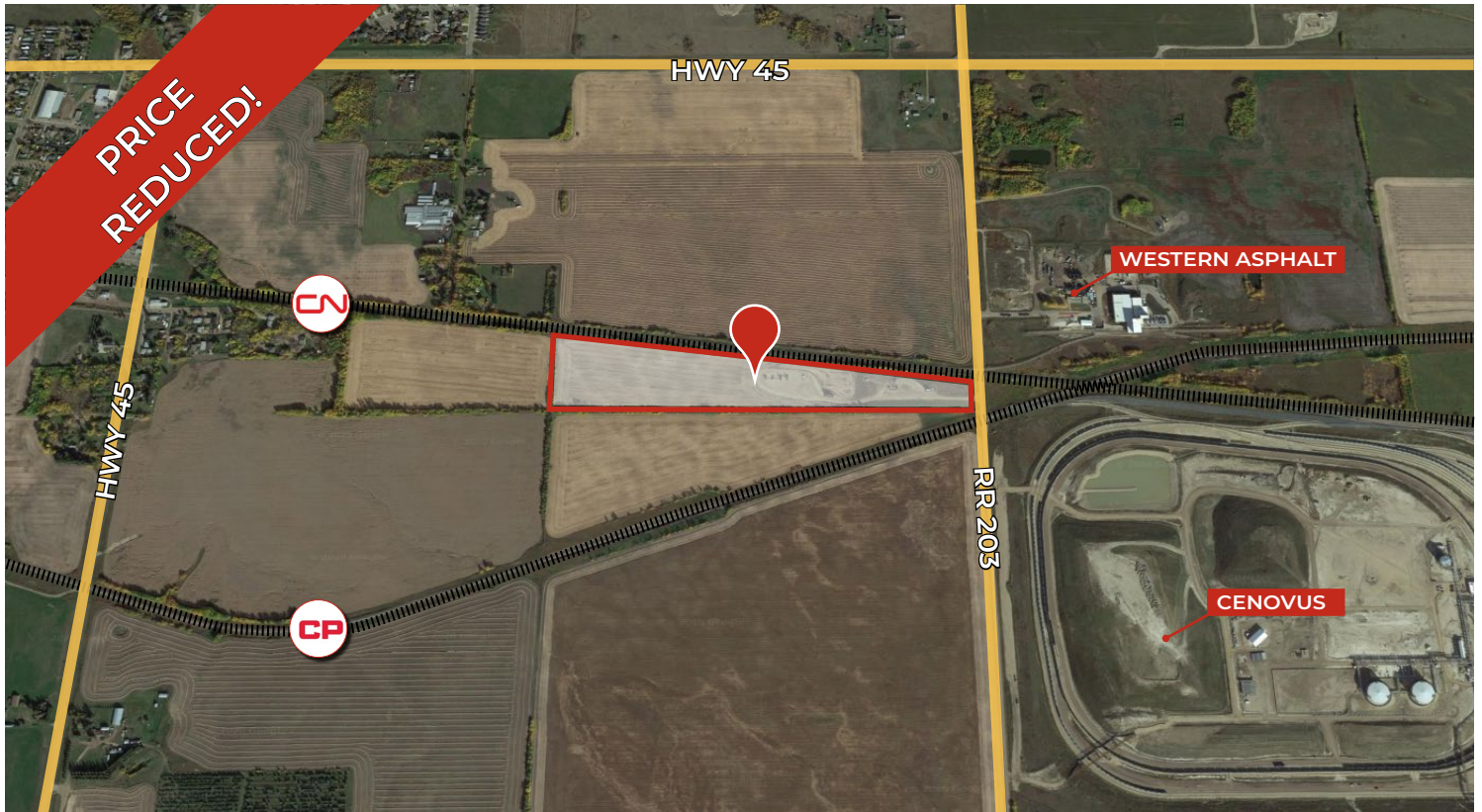


FOR SALE

22.16 ACRES INDUSTRIAL HEARTLAND

Lamont County, AB



HIGHLIGHTS

- 22.16 Acres ± industrial land located in Alberta's Industrial Heartland
- Zoned (HHI) Heartland Heavy Industrial
- Access to the High Load Corridor
- Surface revenue in place
- Minutes to Highway 15

CONTACTS

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PROPERTY DETAILS

MUNICIPAL ADDRESS	RR 203 & South of HWY 45, Lamont County, AB
LEGAL DESCRIPTION	4; 20; 55; 33; NE
ZONING	(HHI) (Heartland Heavy Industrial)
TYPE OF SPACE	Land
SITE SIZE	22.16 Acres ±

FINANCIALS

SALE PRICE	\$340,000 \$295,000
SURFACE REVENUE	\$11,300.00/annum
PROPERTY TAXES	\$113.57/annum (2021)
POSSESSION	Negotiable

ALBERTA'S INDUSTRIAL HEARTLAND



PERMITTED USES

12.6 HEARTLAND HEAVY INDUSTRIAL (HHI) DISTRICT

12.6.1 Purpose

The purpose of this district is to provide for heavy industrial activities within the Alberta's Industrial Heartland Area Structure Plan (ASP) that may have large land requirements and res in nuisance and risk impacts off-site.

12.6.2 Uses

Permitted	Discretionary
Accessory Building, under 55 m ² in size	Accessory Building, 55 m ² or larger in size
Extensive Agriculture	Accessory Uses
Industrial, Heavy (refer to Section 12.6.5 (b) (c) (d) for further clarification)	Communication Tower Facility
Industrial, Heavy Petrochemical (refer to Section 12.6.5 (b) (c) (d), for further clarification)	Dwelling, Single Detached, existing as of May 8, 2018
Public Utilities	Industrial, Light
Public Utilities Building	Industrial, Medium
Railway Spur	Natural Resource Extraction
Railway Yard	Signs
Temporary Asphalt / Concrete Batch Plant	Surveillance Suites
Transloading Facility	Solar Energy Systems
Warehousing and Storage	Solar Farm, as an accessory use
	Wind Energy Conversion Systems, as an accessory use
	Work Camps

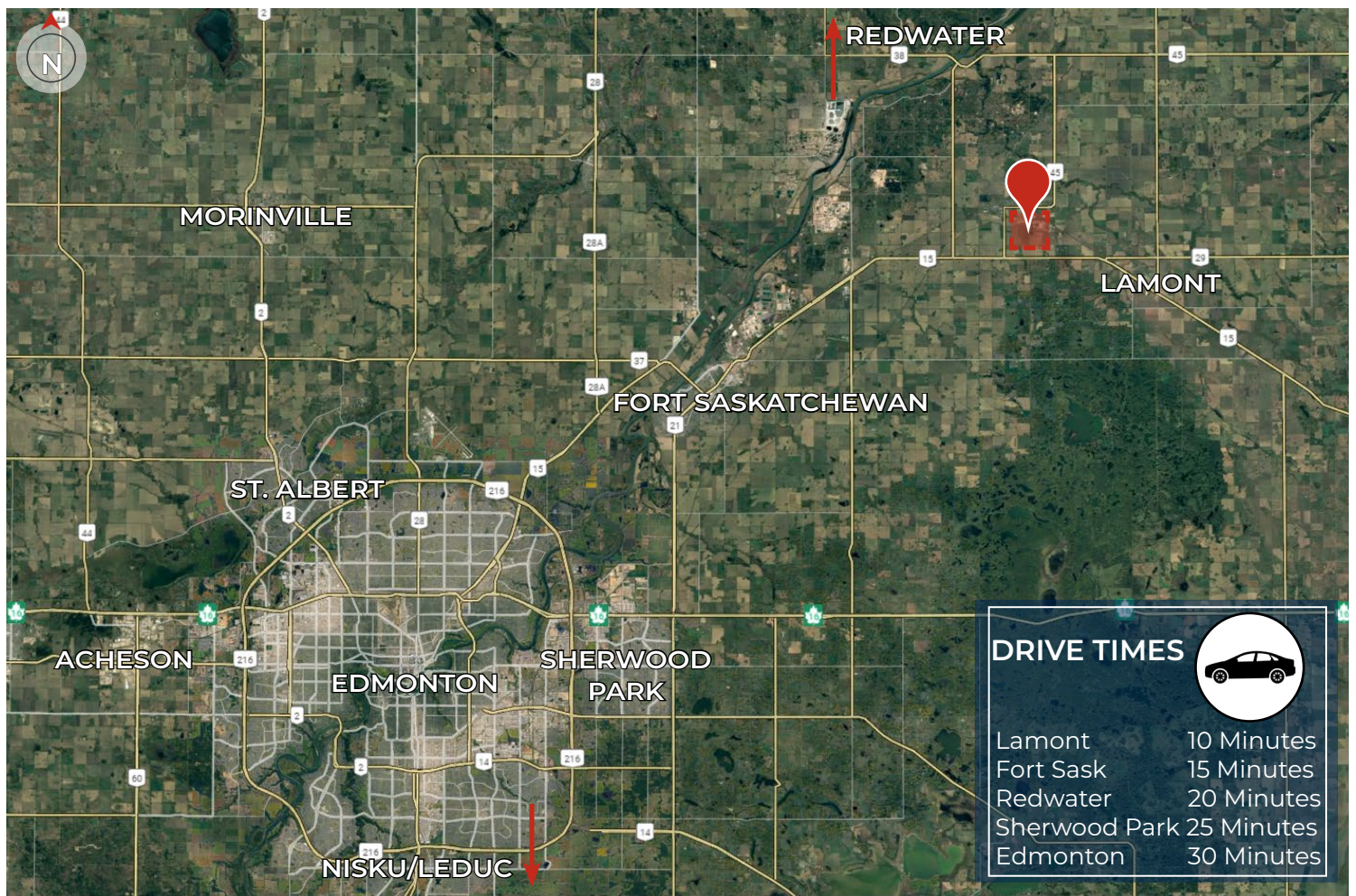


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REGIONAL MAP



Quality Based on **Results**, Not **Promises**.

Contact Us For More Information

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