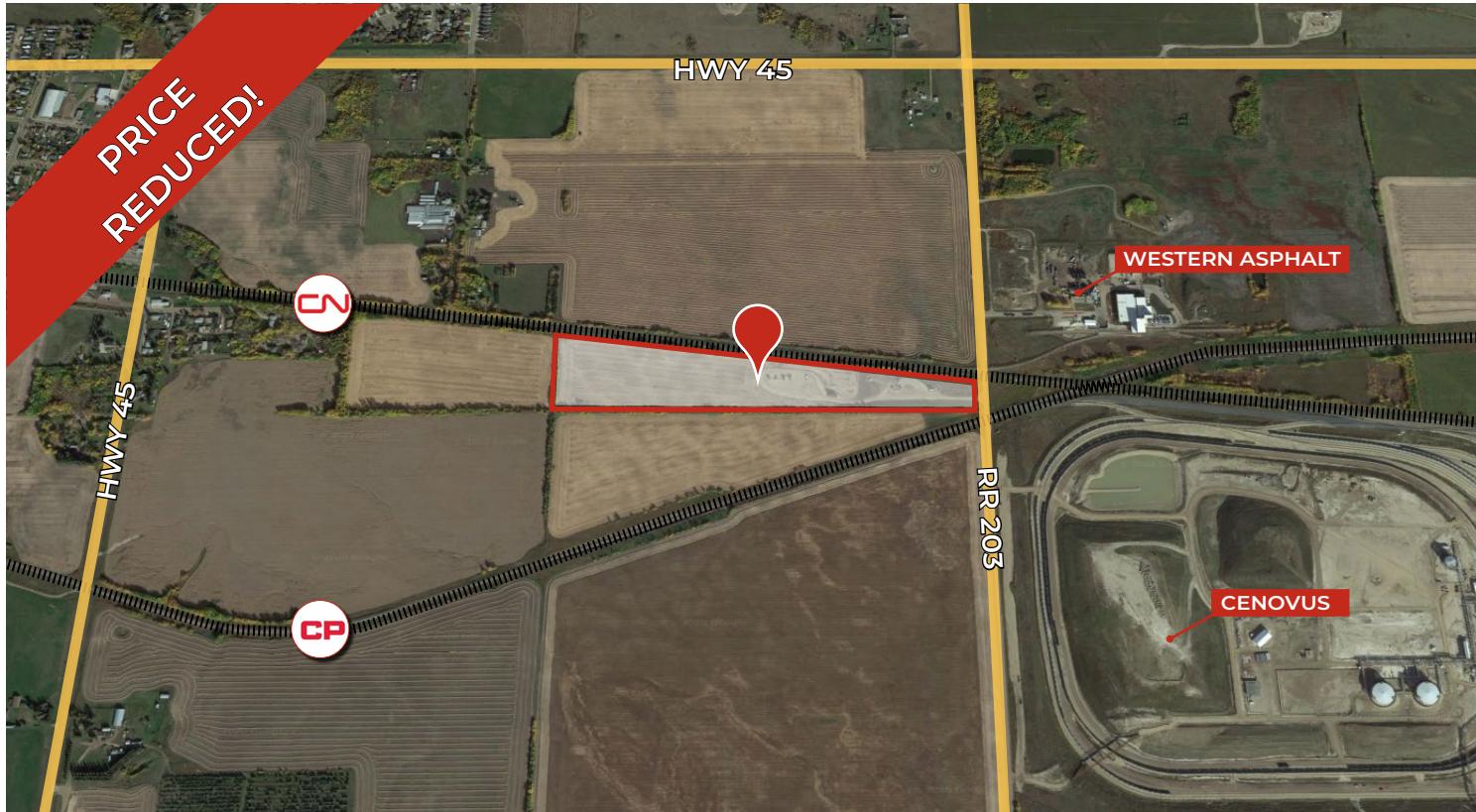


# FOR SALE

## 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) ( <a href="#">Heartland Heavy Industrial</a> )
TYPE OF SPACE	Land
SITE SIZE	22.16 Acres ±

## FINANCIALS

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

## ALBERTA'S INDUSTRIAL HEARTLAND

Easily accessible to Alberta's oil sands

Canada's largest hydrocarbon processing region

Major supplier of petrochemical feedstock

Located within Alberta's Capital Region, the northernmost metropolitan area of Canada, home to over 1.3 million people

Excellent road, rail, air and pipeline access with ongoing expansion & improvements



Geographical footprint of 582 square kilometres across 5 municipalities

Over \$40 billion invested to date by world renowned companies

Competitive operating costs & tax environment

Highly trained, skilled & motivated work force

Home to numerous companies in a variety of sectors including oil production & processing, gas & petrochemicals, advanced manufacturing, research & development



## 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 result in nuisance and risk impacts off-site.

#### 12.6.2 Uses

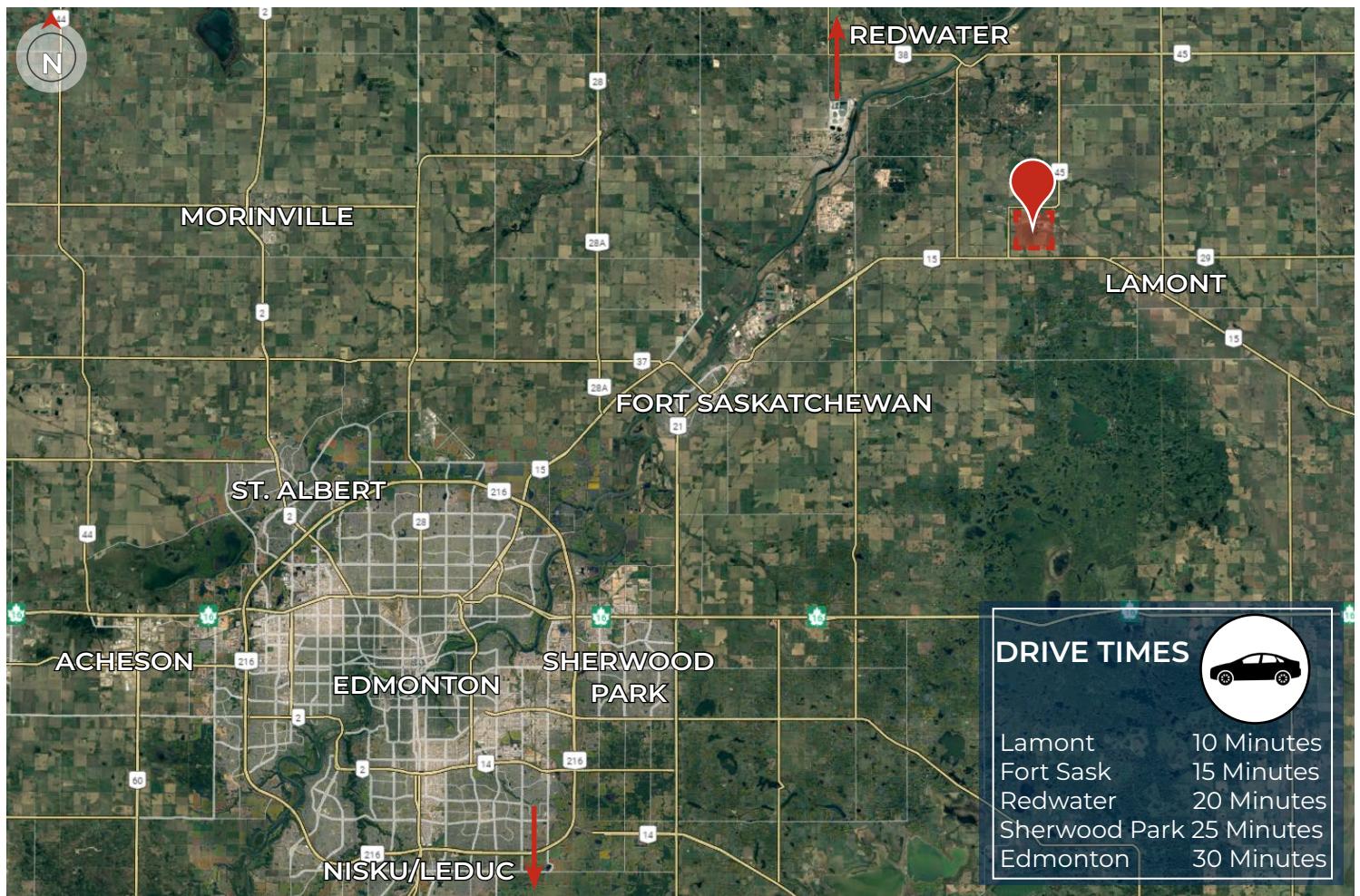
Permitted	Discretionary
Accessory Building, under 55 m <sup>2</sup> in size	Accessory Building, 55 m <sup>2</sup> or larger in size
Extensive Agriculture	Accessory Uses
Industrial, Heavy (refer to Section 12.6.5 (b) (c) (d) for further clarification)	Communication Tower Facility
Industrial, Heavy Petrochemical (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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