

PARKLAND COUNTY INDUSTRIAL COMMERCIAL LAND

\$3,400,000.00



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- Showcasing the unique advantages and opportunities for industrial development in Parkland County, Alberta

- **RED = Boys with Toys Storage**
- **YELLOW = Land For Sale**
- **GREEN = Restrictive Covenant**

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Market Opportunity

The location offers a significant market opportunity due to its strategic positioning and favorable industry dynamics.



Value Proposition

The site has the potential to deliver substantial value for businesses, leveraging the proximity to the adjacent Boys with Toys Storage project.



Unique Advantages

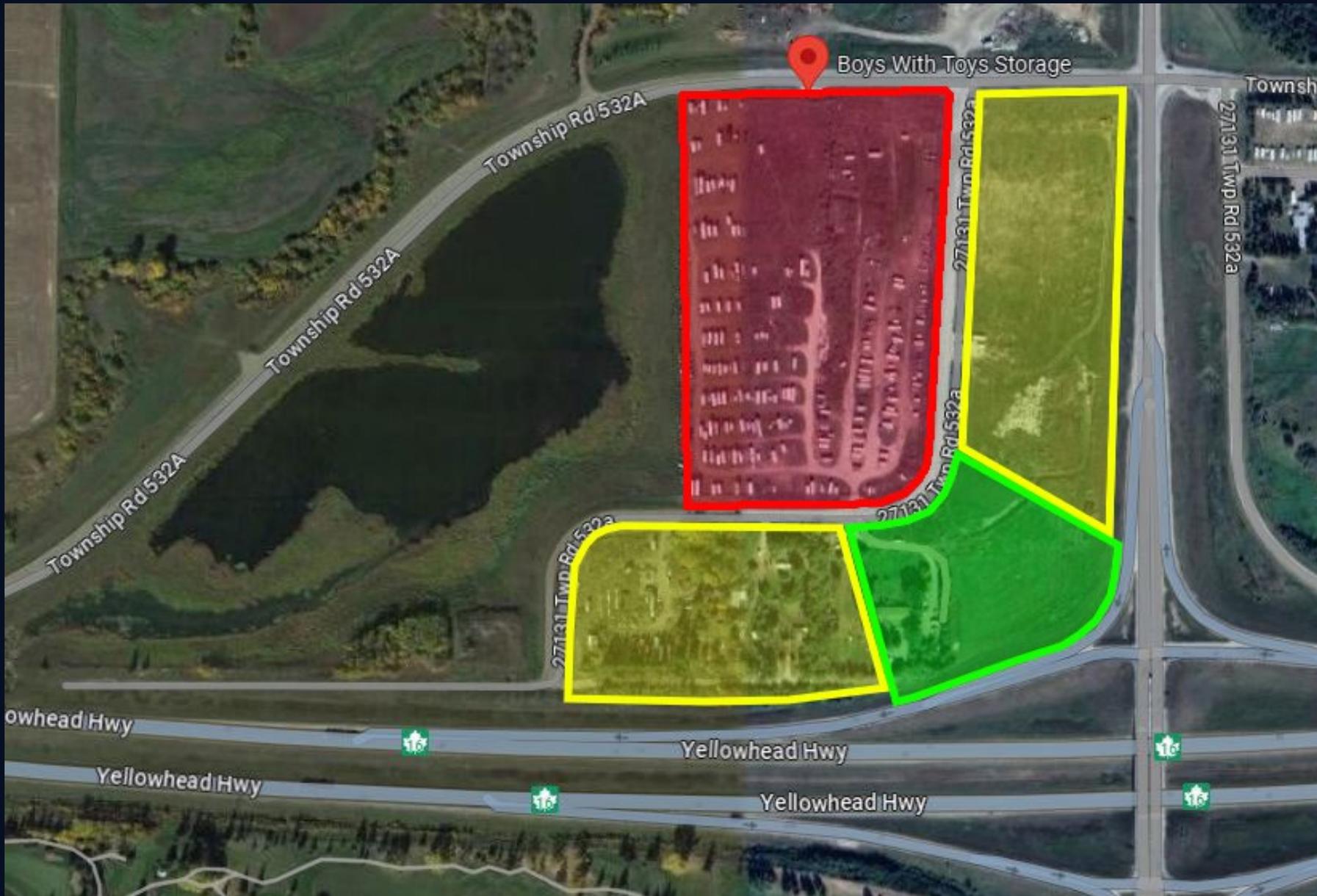
The synergies between this location and the Boys with Toys Storage project create a unique set of advantages that can be capitalized on.



Adjacent to the Boys With Toys Storage site, the first 40 units are sold out, with an additional 172 units coming soon.



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RENDERINGS





MARKET ANALYSIS

The Parkland County industrial land market has experienced strong growth in recent years, driven by the region's strategic location, well-developed infrastructure, and favorable business climate. Current market trends and statistics indicate a high demand for industrial properties, with numerous examples of successful projects throughout the area. The competitive landscape analysis suggests that Parkland County holds a unique advantage, as there is limited competition in the immediate vicinity, particularly on the other side of Highway 16A.

PROPERTY DETAILS

Size

14.38 acres

Zoning

Commercial Cluster

Location

Situated on the North side of the bustling Yellowhead HWY 16.

Opportunity

Unique opportunity in an area with no comparable commercial land.

CALL TO ACTION

- **This is a great Opportunity**

Parkland County offers a unique industrial land opportunity with excellent infrastructure and a prime location for industrial development.

- **Summary of key points**

The land is strategically located, has robust plans for development, and offers a competitive investment opportunity with a strong return on investment.

- **The Land**

The industrial land is situated in Parkland County, providing easy access to major transportation routes, utilities, and a skilled workforce.

- **Plans with the Land**

Parkland County has well-developed plans to transform the land into a thriving industrial hub, including infrastructure upgrades and zoning approvals.

- **Investment Required**

The investment required for this opportunity is competitive and aligned with the potential returns, making it an attractive proposition for investors.

- **Return on Investment**

The land's strategic location, infrastructure, and Parkland County's development plans are expected to generate a strong return on investment for interested parties.

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