



For Sale

Industrial Land

Note. Lot sizes are not drawn to scale

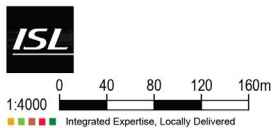
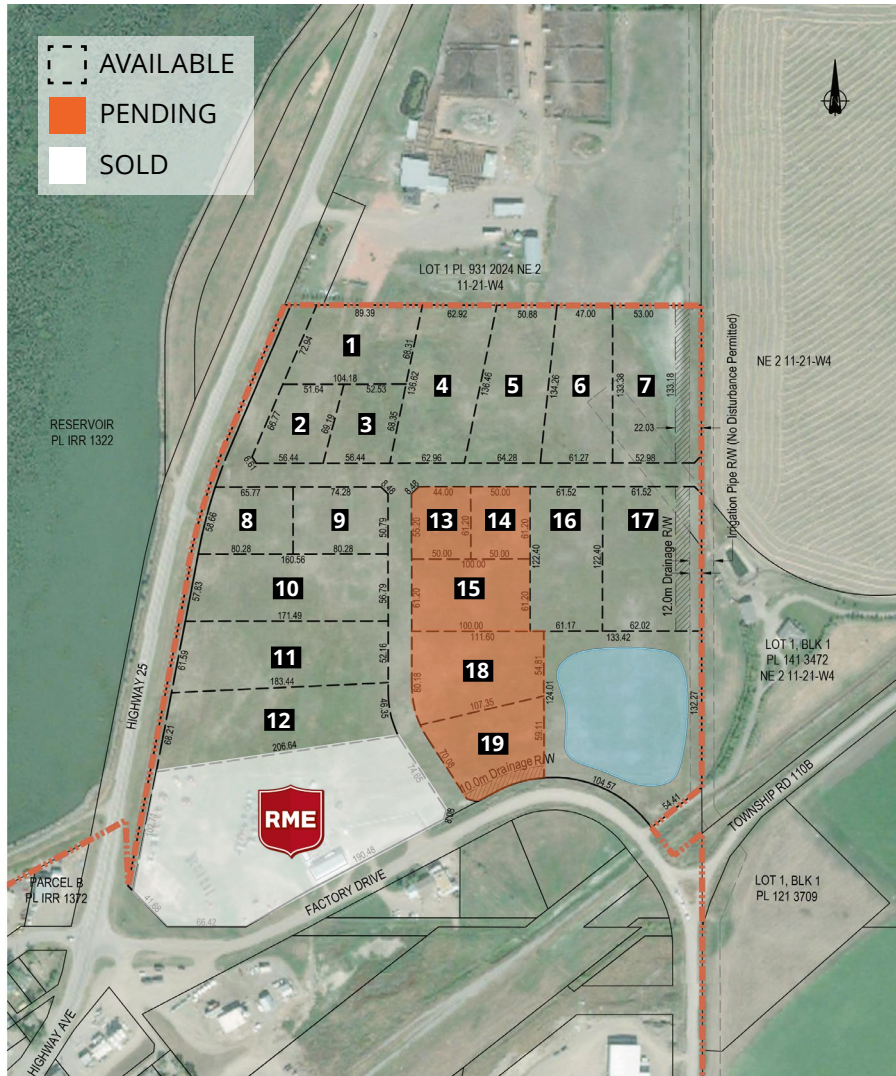
**AVISON
YOUNG**

Josh Marti
Principal, Senior Associate
D 403 942 0144
josh.marti@avisonyoung.com

Picture Butte, Alberta

- 0.50 acre to 3.0 acre lots available
- Frontage onto Highway 25
- New industrial park home to RME within important agricultural corridor

Proposed Industrial Site Map



Town Boundary
Proposed Stormwater
Management Facility
Proposed Lot Lines



Town of Picture Butte
North Industrial
Area Structure Plan
Map 4
Lot Layout
August 2024

Individual Lot Deliverables

- One approach to each lot

Services Include:

- Three phase electrical
- 2" Municipal water
- Municipal sewer
- Overland storm water drainage to the ditch

Site Deliverables

- Overall park infrastructure includes:
- Street lighting
- Fire suppression
- Paved streets with adjacent ditch
- September 2025 estimated completion

**AVISON
YOUNG**

Josh Marti
Principal, Senior Associate
D 403 942 0144
josh.marti@avisonyoung.

Lot	Size (Acres)	Price / Acre	Total Sale Price	Status
1	1.61	\$290,000.00	\$466,900.00	AVAILABLE
2	0.94	\$300,000.00	\$282,000.00	AVAILABLE
3	0.89	\$300,000.00	\$267,000.00	AVAILABLE
4	2.07	\$260,000.00	\$538,200.00	AVAILABLE
5	1.90	\$280,000.00	\$532,000.00	AVAILABLE
6	1.78	\$280,000.00	\$498,400.00	AVAILABLE
7	1.75	\$280,000.00	\$490,000.00	AVAILABLE
8	1.04	\$300,000.00	\$312,000.00	AVAILABLE
9	1.11	\$300,000.00	\$333,000.00	AVAILABLE
10	2.32	\$285,000.00	\$661,200.00	AVAILABLE
11	2.47	\$285,000.00	\$703,950.00	AVAILABLE
12	2.64	\$285,000.00	\$752,400.00	AVAILABLE
13	0.74	\$300,000.00	\$222,000.00	PENDING
14	0.76	\$300,000.00	\$228,000.00	PENDING
15	1.51	\$280,000.00	\$422,800.00	PENDING
16	1.85	\$280,000.00	\$518,000.00	AVAILABLE
17	1.88	\$280,000.00	\$526,400.00	AVAILABLE
18	1.85	\$280,000.00	\$518,000.00	PENDING
19	1.33	\$300,000.00	\$399,000.00	PENDING

Legal Description:
Subdivided portion of 4; 21; 11; 2; NW

Possession:
Negotiable

Tax Exemptions Bylaw

Are You Looking to Build a New Non-Residential Building in Picture Butte?

A new bylaw approved by the Town of Picture Butte provides tax incentives for new multi-unit residential and new non-residential properties in the form of property tax exemptions to encourage development within the community. New construction is defined as new development on lands where there were no previously existing structure(s) or where previously existing structures have been demolished and removed.

The Tax Exemptions

100%

First Year
Municipal Property
Tax Exemption

75%

Second Year
Municipal Property
Tax Exemption

50%

Third Year
Municipal Property
Tax Exemption

25%

Fourth Year
Municipal Property
Tax Exemption

As per Bylaw No. 953-25 approved applicants will receive the above municipal tax exemptions.

Qualifying For The Tax Exemption

- Be located within the geographical boundaries of the Town of Picture Butte.
- The development is in compliance with the Town's Land Use Bylaw.
- The development must qualify as new construction, as defined by the Bylaw.
- Non-residential properties must increase the assessment of the property by at least \$300,000.
- All outstanding property taxes on the property have been paid in full.



Click to download
Tax Exemptions Bylaw

**AVISON
YOUNG**

Josh Marti
Principal, Senior Associate
D 403 942 0144
josh.marti@avisonyoung.

Picture Butte Industrial Land

Permitted Uses

- Accessory buildings and structures 120 SF or less in size
- Building and special trade contractors
- Business support service
- Farm machinery sales and service outlets
- Grain elevators or storage
- Mini storage
- Offices and business administration
- Signs Type 1
- Solar collectors, individual
- Taxidermy
- Warehousing and indoor storage facilities
- Wholesaling

Discretionary Uses

- Accessory buildings and structures greater than 120 SF
- Auction market (non-livestock)
- Auto body repair and paint shop
- Automobile sales and service outlets
- Building supply centre
- Bulk fuel stations
- Cannabis production facility
- Car and truck washing facilities
- Cardlock fuel station
- Food processing industries
- Garden centre

Discretionary Uses Cont.

- Gas/Service stations
- Greenhouse
- Kennel
- Landscaping materials sales and service
- Lumber yard/building supplies
- Manufactured home sales and service
- Manufacturing and processing facilities, general
- Mechanical sales and service
- Moved-in building
- Non-noxious manufacturing and processing facilities
- Portable fabric buildings and storage structures
- Public and private utilities
- Recycling facility
- Seed cleaning plants
- Shipping containers
- Signs Type 2
- Small wind energy system – Type A, B and C
- Transportation depot
- Veterinary clinics, small and large animal
- Welding and metal fabrication
- Outdoor storage
- Surveillance suite
- Temporary shipping containers
- Temporary uses



Josh Marti
Principal, Senior Associate
D 403 942 0144
josh.marti@avisonyoung

