

# FOR SALE

## 25.92 ACRES OF DEVELOPMENT LAND

52 Avenue & Range Road 205, Bruderheim, AB



**PRICE REDUCED**

### Shovel Ready Residential & Commercial Land in Bruderheim

Uniquely positioned in Alberta's Industrial Heartland, this 25.92 acre  $\pm$  parcel offers a fully planned, engineered, and development-ready opportunity. With major industrial expansions nearby, including the new DOW Chemical Expansion Project, Bruderheim is poised for long-term growth. The site features customizable subdivision potential and municipal tax incentives, making it an ideal opportunity for developers, investors, and home builders.

#### **ERIC STANG**

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# For Sale | Residential & Commercial Land in Bruderheim, AB



## Additional Details

- \$2,000 per year in signage income
- Includes two fully serviced, home-ready lots adjacent to the site, ideal for show homes

## Drive Times



- 9 MINS TO LAMONT
- 15 MINS TO FORT SASKATCHEWAN
- 30 MINS TO SHERWOOD PARK

## Property Details & Financials

MUNICIPAL ADDRESS	52 Avenue & Range Road 205, Bruderheim, AB
LEGAL DESCRIPTION	Plan: 0725539; Block: 1; Lot: 1
CURRENT ZONING	UR ( <a href="#">Urban Reserve</a> )
PROPOSED ZONING	<a href="#">Low, Medium &amp; High Density Residential + Mixed-Use Commercial</a>
SIZE	25.92 acres ±
SALE PRICE	\$2,199,000.00 (\$84,838/acre) – <b>\$2,089,050.00 (\$80,596/acre)</b>
PROPERTY TAXES	\$2,269.10/YR (2025)
POSSESSION	Immediate



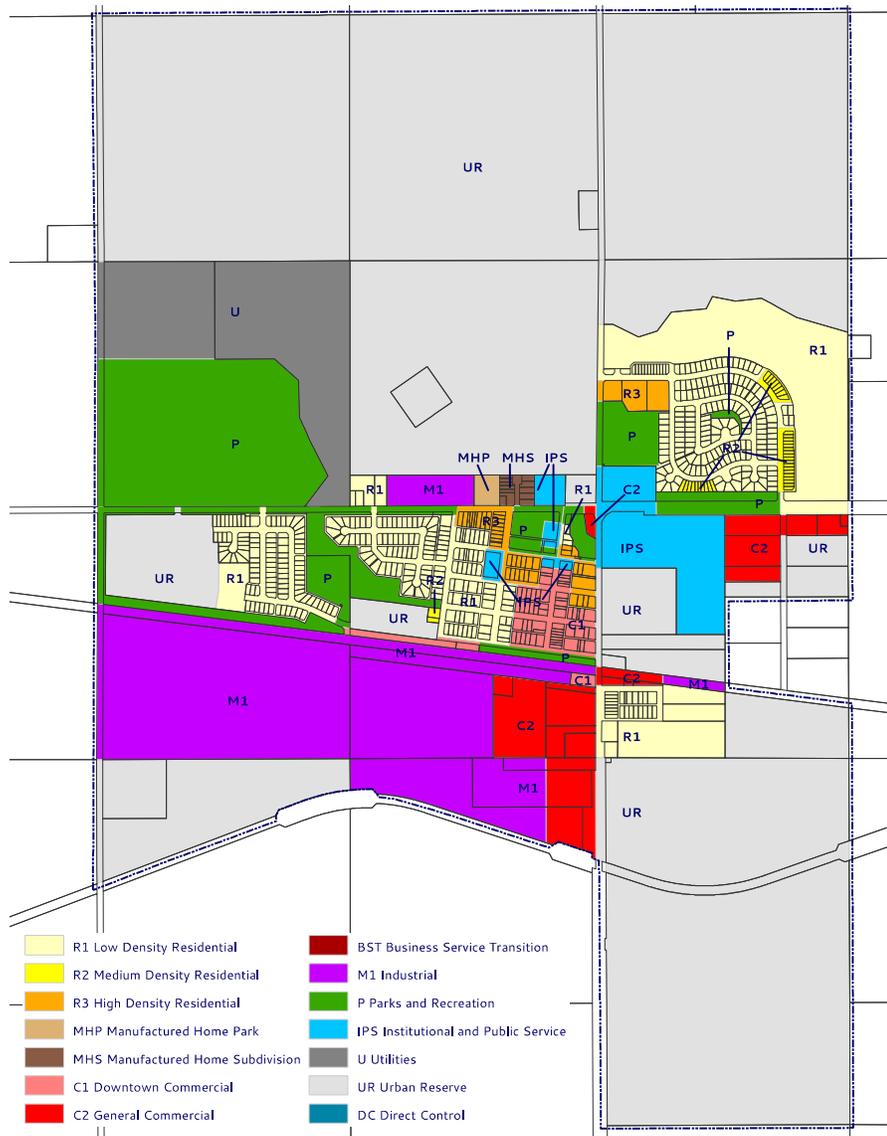
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# Zoning Map | Residential & Commercial Land in Bruderheim, AB



## Why Bruderheim?

Located just minutes from major industrial hubs, Bruderheim offers excellent access to employment centers, affordable land prices, and a growing local economy. With extensive infrastructure already in place, this property represents a rare opportunity to secure development land in one of Alberta's most active industrial corridors. A ready-to-develop residential community, this parcel is ideally positioned to benefit from the region's economic activity.



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## Property Location | Residential & Commercial Land in Bruderheim, AB



### CONTACT OUR TEAM:



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