

For Sale

148 Acres of Development Land with High Vehicular Exposure

Highway 2 & Township Road, 544, Sturgeon County, AB

AG zoned development land located on main arterial highway (Hwy 2) with direct access to St. Albert Trail.

Property Summary



Direct access to St. Albert Trail (Hwy 2)



Exposure to 17,752 vehicles per day



Located in direct proximity to St. Albert



Rural Standard Services

Matthew Best

Vice President

+1 780 969 3036

matthew.best@colliers.com

Michael L. Keating

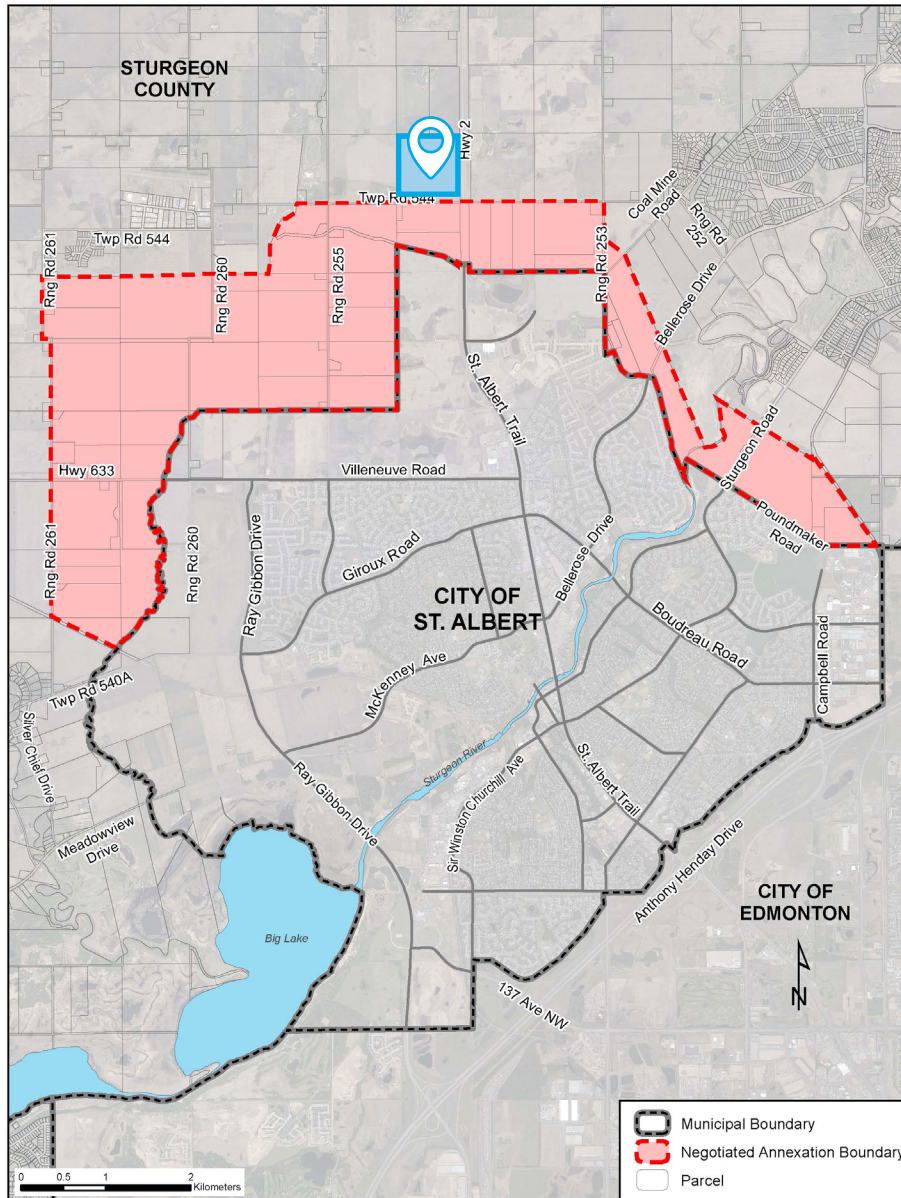
Vice President, Broker

+1 780 969 3028

mike.keating@colliers.com



New Annexation



Property Features

- Legal Description:
Meridian 4, Range 25, Township 54, Section 29SE
- Zoning: Agiricultural (AG)
- Property Tax (2022): \$380.81
- Population of Sturgeon County (2022): 20,945
- Rural Standard Servicing
- Direct exposure to traffic on St. Albert Trail (Hwy 2)
- Ideally stationed near major commercial development, including: Costco, Wal-Mart, Home-Depot, and Save On Foods
- In proximity to rapidly growing residential neighbourhoods

Sale Price
\$13.32 M
 (\$90,000 per acre)

Matthew Best

Vice President
 +1 780 969 3036
 matthew.best@colliers.com

Michael L. Keating

Vice President, Broker
 +1 780 969 3028
 mike.keating@colliers.com

collierscanada.com



Copyright © 2023 Colliers Macaulay Nicolls Inc. This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers international and/or its licensor(s).