

# FOR SALE

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



## Fort Saskatchewan City Industrial Land

Range Road 220, North of Township Road 550, Fort Saskatchewan, AB

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# PROPERTY HIGHLIGHTS

- 99.86 Acres (+/-)
- Located 1.5 Km from Airport CFB6 Edmonton / Josephburg Airport
- Vendor Financing is Available
- Josephburg Road North Industrial Area Structure Plan
- Vendor Willing to sell Smaller Portions of Land as little as 20 Acres  
(Purchase will be Responsible for Subdivision and Servicing Costs)

## **These lands are ideally located for the following uses:**

- Aerospace & Aviation
- Energy
- Agri-Business
- Transportation, Logistics & Distribution
- Advanced Manufacturing

## Population Growth in Fort Saskatchewan

Year	2017	2016	2015	2014	2013	2012	2010	2009	2008
Population	25,533	24,569	24,040	22,808	21,795	20,475	18,653	17,469	16,793

# LOCATION



# CITY INDUSTRIAL

Sales are picking up in Fort Saskatchewan \$375,000 - \$420,000/Acre

Prices continue to rise as absorption rate increases. The opening of the Anthony Henday allowed for faster access from all parts of Greater Edmonton. In Northeast Edmonton similar land sells for \$650,000 - 750,000/Acre. In Acheson and Nisku, Industrial Areas outside the City of Edmonton, range from \$500,000 - 600,000/Acre.

There has been an under supply of good industrial land in Fort Saskatchewan over the last 40 years resulting in an average age of 30 years for free standing industrial buildings. The City of Fort Saskatchewan has nearly doubled in the past 10 years.

Bottom line prices should rise relative to the rest of the Market in Greater Edmonton over the next 3 years.



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# CITY INDUSTRIAL

TAG Developments expectations on a build to suit is 8.5% return above costs for a lease. This building leased out at \$20/Sq.Ft. Or \$300,000 net annual rent. All are priced at \$375,000 per acre and services stubbed into lot. There is a landscaping setback from the road of 3 meters. TAG Developments will do Build to Suit with a 10 to 15 year lease subject to review of financials; rental rates will be determined on requirements of building and yard work.

The Silverado building below was built at \$155/Sq.Ft.

15,000 Sq.Ft. with 5,000 Sq.Ft. of 2 story office with temperature zones

10,000 Sq.Ft. warehouse with in floor heating



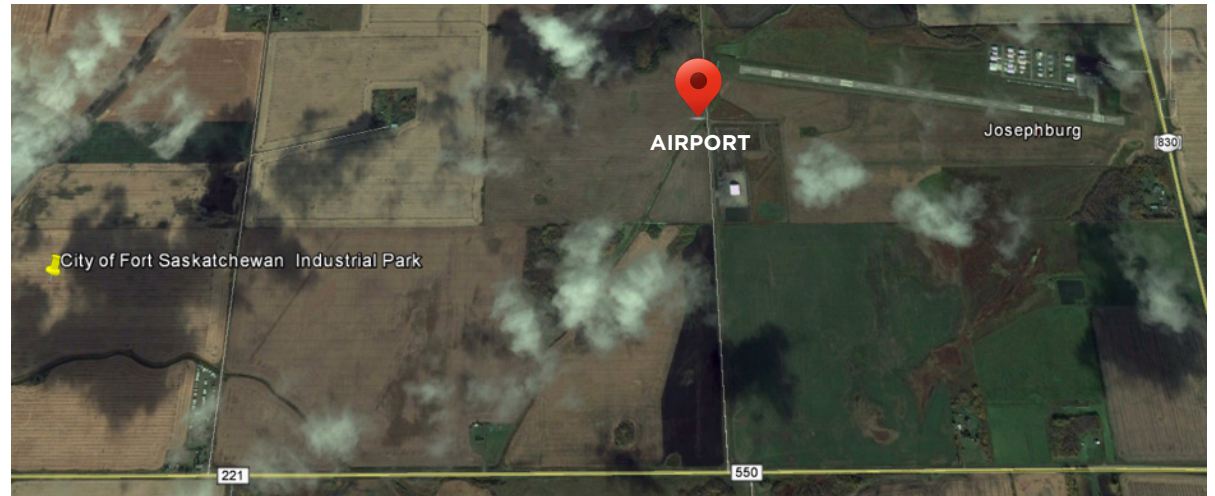
# JOSEPHBURG AIRPORT

## Features of the Josephburg Airport:

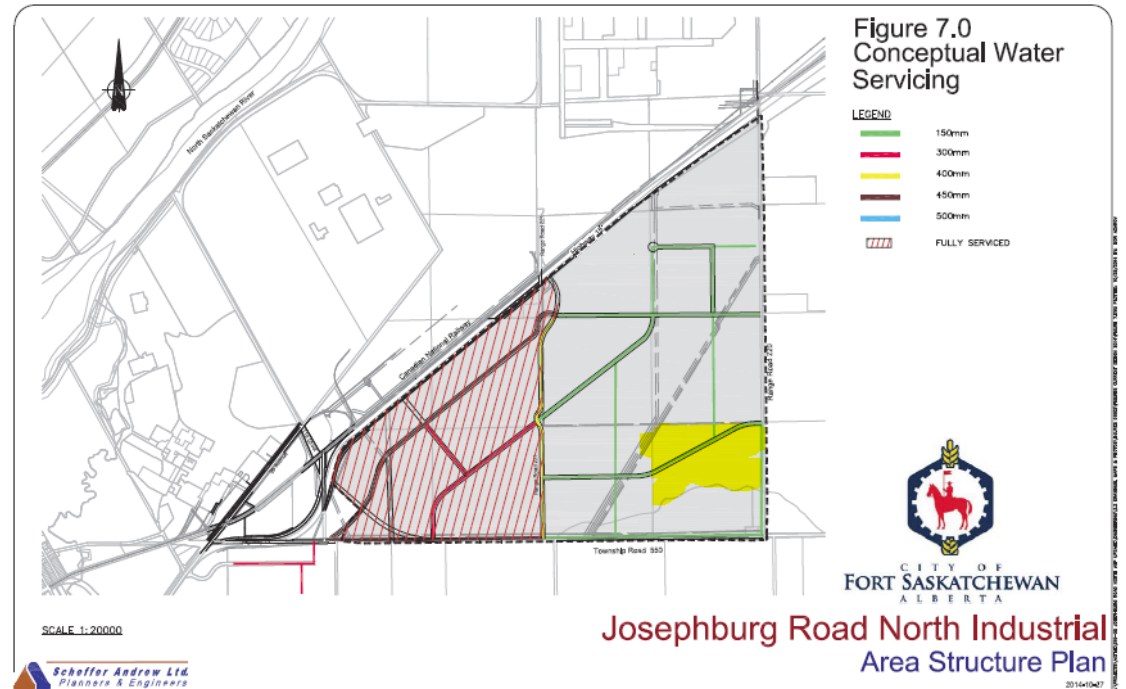
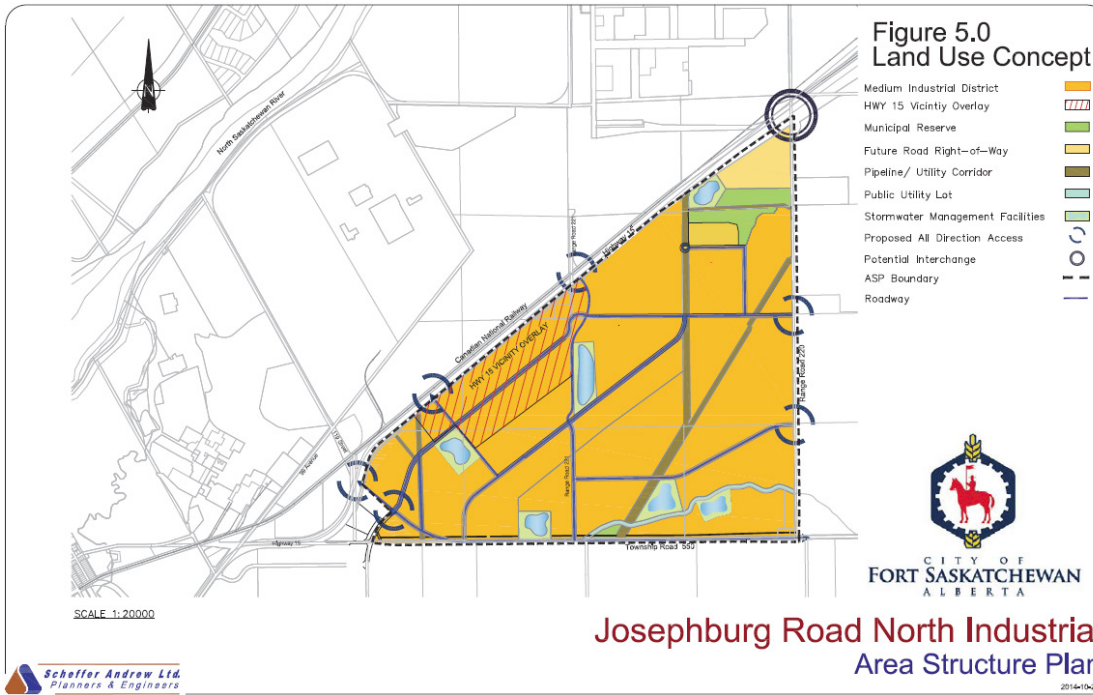
- One paved runway, 4,560 feet by 100 feet
- 28 bare land lease sites (currently none available)
- 20 aircraft tie-downs (contact us for availability)

## Services

- 100 LL & Jet 1-A fuel available
- 24 hour Visa/Mastercard for fuel
- Public terminal
- Air traffic control system
- VFR day/night rotating beacon
- Radio controlled airport lighting
- Automated Weather Observation System
- Precision Approach Pathway Indicators (PAPIs)
- Omni Directional Lighting System (ODALS)
- Procedural Approach G.P.S.
- Fees (Excluding GST)
- \$775.00 - Private Bare Land Lease
- \$950.00 - Commercial Bare Land Lease
- \$39.00 - Turf Tie-Down/Month
- \$17.00 - Transient Aircraft Parking/Day
- Last updated: Tuesday, March 07, 2017









# BYLAW C13-09



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Figure 8.0  
Conceptual Sanitary Services

- LEGEND
- PROPOSED FULL SERVICE SANITARY GRAVITY SEWER SYSTEM 
  - PROPOSED 150mm SANITARY LOW PRESSURE SEWER SYSTEM 
  - SERVICING BOUNDARY 
  - PROPOSED SANITARY LIFT STATION 
  - PROPOSED OFFSITE FORCEMAIN 
  - FULLY SERVICED 



CITY OF  
FORT SASKATCHEWAN  
ALBERTA

## Josephburg Road North Industrial Area Structure Plan

SCALE 1:20000

Schaffer Andrew Ltd.  
Planners & Engineers

2014-04-07

Figure 10.0  
Conceptual Development Staging

- LEGEND
-  General Direction of Development
  -  ASP Boundary



CITY OF  
FORT SASKATCHEWAN  
ALBERTA

## Josephburg Road North Industrial Area Structure Plan

SCALE 1:20000

Schaffer Andrew Ltd.  
Planners & Engineers

2014-04-07



# PROPERTY INFORMATION

<b>Address:</b>	RR 220, N of Township Road 550, Fort Saskatchewan, AB
<b>Legal Address:</b>	SE 1 55 22 4
<b>Total Size:</b>	99.86 Acres (+/-)
<b>Zoning:</b>	Future Industrial Land
<b>Possession:</b>	Immediate/Negotiable
<b>Sale Price:</b>	\$125,000/Acre

## CONTACT

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