

# FOR SALE

128.11 ACRES - INDUSTRIAL LAND IN STURGEON COUNTY

RE/MAX  
COMMERCIAL  
CAPITAL



## Affordable Industrial Land in the Hydrogen Hub

Located on the doorstep of Alberta's Industrial Heartland, this property offers exceptional access to a leading industrial hub with over \$50 billion in capital investments. With its strategic location, extensive infrastructure, rail connectivity, and favorable economic environment, this site is ideal for a variety of users, including general industrial businesses, hydrogen/gas processing plants, transloading facilities, bulk fuel sales, warehousing, and carbon capture projects.

Benefit from being part of a thriving industrial community and take advantage of nearby cost-effective hydrogen production and proximity to key industries.

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# FOR SALE | STURGEON COUNTY INDUSTRIAL LAND



## MUNICIPAL ADDRESS

Highway 825 & RR 225 Sturgeon County, AB

## LEGAL DESCRIPTION

Plan 7820762; Lot A

## SITE SIZE

± 128.11 acres

## CURRENT ZONING

I4 Medium Industrial Serviced District

## SERVICES

Full municipal services to the property line

## OFF SITE LEVIES

\$25,500 per acre (to be verified)

SALE PRICE:

**\$7,600,000** (\$59,342 PER ACRE)

PROPERTY TAXES:

\$35,990 (2023 ACTUAL)

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**Strategic Location:** Situated just outside of Alberta's Industrial Heartland, Canada's hub for petrochemical, hydrocarbon, and hydrogen businesses. Benefits from over \$50 billion in capital investments, including Dow Chemical's \$11.6 billion Path2Zero project.



**Infrastructure-Ready:** Full municipal services to the property line and a newly constructed service road on the northwest side, providing multiple access points.



**Highway Accessibility:** Prime frontage along Highway 825 with access from all directions, including designated turning lanes. Additionally, it provides direct access to Alberta's High Load Corridor, extending straight up to Fort McMurray.



**Rail and Transportation Access:** Access to the CN Sturgeon Industrial Rail Line, enhancing distribution capabilities. Flexible development options for single-user or multiple projects.



**Economic Advantages:** Alberta offers the lowest corporate tax rate in Canada, with no sales or payroll taxes. This favorable tax environment allows businesses to allocate more resources toward investment, expansion, and innovation.



**Proximity to Key Industries:** As Canada's largest hydrocarbon processing & chemical center, this area benefits from a cluster model that enhances industrial efficiencies, reduces GHG footprint, and fosters innovation. Additionally, the region offers access to cost-effective hydrogen production and CO2 sequestration capabilities.

## Companies Who Chose to do Business in Alberta's Industrial Heartland



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## TARGET USES

*\*subject to county approval*

- Agriculture
- Asphalt Plants / Batch Concrete
- Bulk Fuel Sales
- Gas Processing Plants
- Chemical Transloading Facilities
- Developers
- Distribution / Warehousing
- Fleet Services
- Medium Industrial Operations
- Hydrocarbon Transloading Facilities
- Hydrogen/Gas Processing Plants
- Logistics Hubs
- Plastic Manufacturing
- Renewable Energy Projects
- Transportation and Logistics



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## MAJOR ROADWAYS



An important route that connects the areas north of Edmonton, providing a vital corridor for both local and regional traffic.



Highway 21 in Alberta is a significant route that runs north-south, linking communities from the southern part of the province to the Edmonton area.



Known as Anthony Henday Drive, this 78 kilometer ring road encircles Edmonton.



Trans-Canada Corridor connecting Parkland to the West Coast and Port of Prince Rupert.

# RE/MAX COMMERCIAL CAPITAL

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