



MCKENZIE INDUSTRIAL BUSINESS PARK

RED DEER COUNTY, AB

SEAN FERGUSON
sean.ferguson@cushwake.com

ALAN FARLEY
alan.farley@cushwake.com

DOUG GRESCHUK
doug.greschuk@cwedm.com

CHRIS VAN DEN BIGGELAAR
chris.biggelaar@cwedm.com

JEFF DROUIN DESLAURIERS
jeff.deslauriers@cwedm.com

INDUSTRIAL LAND FOR SALE

1.24 UP TO 15.37 ACRES

5.60 up to 15.37 AC

8.52 AC

1.24 AC up to
11.53 AC

40TH AVENUE

MCKENZIE ROAD



PROPERTY DETAILS

District: McKenzie Industrial Business Park
Zoning: MI (Medium Industrial)
Site Sizes: 1.24 up to 15.37 acres
Availability Lots require subdivision registration

COMMENTS

- Fully serviced industrial zoned land
- Good access to amenities provided along Gasoline Alley East and West
- Paved roadways with centralized storm pond
- Sites initially stripped and graded
- Roads in the area have no road bans allowing for full axle allowances year round



AVAILABLE LOTS

PHASE #	LOT #	SIZE	PRICE PER ACRE	ASKING PRICE
Phase 2A	1	2.61 acres	\$240,000	\$626,400
	2	3.27 acres	\$275,000	\$899,250
	3	1.48 acres	\$310,000	\$458,800
	4	1.47 acres	\$310,000	\$455,700
	5	1.46 acres	\$310,000	\$452,600
	6	1.24 acres	\$310,000	\$384,400
Phase 3	7	5.60 acres	\$175,000	\$980,000
	8	9.77 acres	\$175,000	\$1,709,750
	9	8.52 acres	\$175,000	\$1,491,000

ZONING

MI (Medium Industrial)

Permitted Uses

- Accessory Building and Accessory Use
- Agricultural Supply Depot
- Auction Mart - No Livestock
- Auction Mart - Livestock
- Automotive Repair - Major
- Automotive Repair - Minor
- Cannabis Production Facility
- Commercial Composting Facility
- Contractor Operation
- Crematorium
- Data Processing Centre
- Electric Vehicle Charging Station
- Heavy Equipment Sales / Rental
- Heavy Equipment Service and Repair
- Industrial / Commercial Training Facility
- Lease Bay Building/Commercial Retail Unit
- Manufacturing, Processing or Assembly Facility
- Oilfield Service or Supply Business - Major
- Outdoor Storage - as an accessory use only
- Public Utility
- Recycle Depot
- Salvage Yard
- Security / Operator Residential Unit
- Signs
- Solar Energy Devices
- Value Added Agricultural Industry
- Veterinary Clinic
- Warehousing and Storage
- Wind Energy Conversion System, Category 1

Discretionary Uses

- Emergency Services
- Hydrovac Waste Disposal Facility
- Indoor Shooting Range
- Outdoor Storage as a Principal Use



PHASE 2A - LOTS 1-6

MCKENZIE INDUSTRIAL BUSINESS PARK

Zoning: MI (Medium Industrial)

Site Size: 1.24 up to 11.53 acres

Asking Price:	Size	Price Per Acre	Asking Price
	2.61 acres	\$240,000	\$626,400
	3.27 acres	\$275,000	\$899,250
	1.48 acres	\$310,000	\$458,800
	1.47 acres	\$310,000	\$455,700
	1.46 acres	\$310,000	\$452,600
	1.24 acres	\$310,000	\$384,400

Availability: Lots require subdivision registration and installation of deep services and roadway.

Comments: Excellent visibility to McKenzie Road and 40th Avenue.



PHASE 3 - LOTS 7 & 8

MCKENZIE INDUSTRIAL BUSINESS PARK

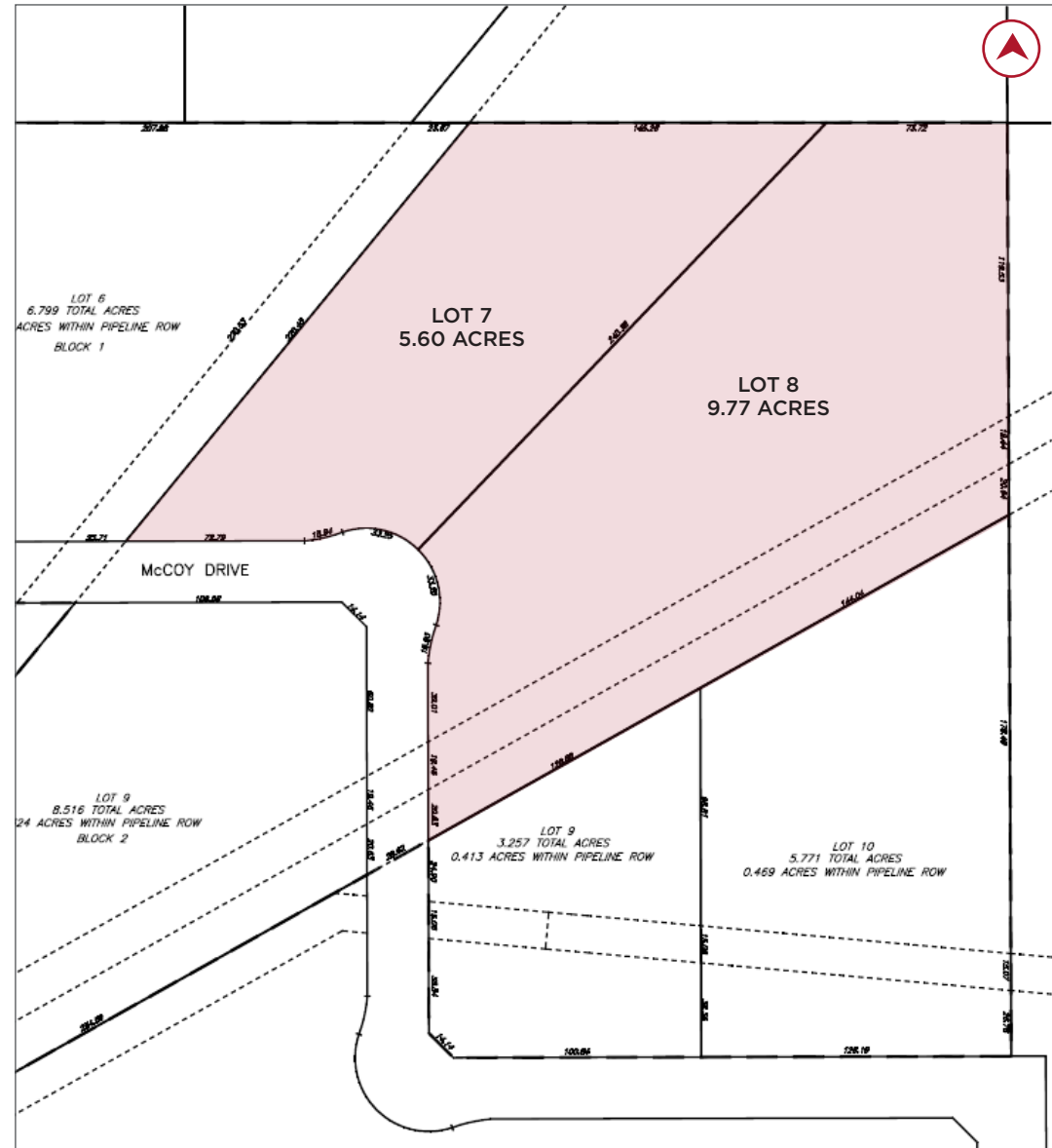
Zoning: MI (Medium Industrial)

Site Size: 5.60 up to 15.37 acres

Asking Price:	Lot #	Price Per Acre	Asking Price
	Lot 7	\$175,000	\$980,000
	Lot 8	\$175,000	\$1,709,750

Availability: Lots require subdivision registration.

Comments: Can be purchased separately or together. No onsite storm water ponding required.



PHASE 3 - LOT 9

MCKENZIE INDUSTRIAL BUSINESS PARK

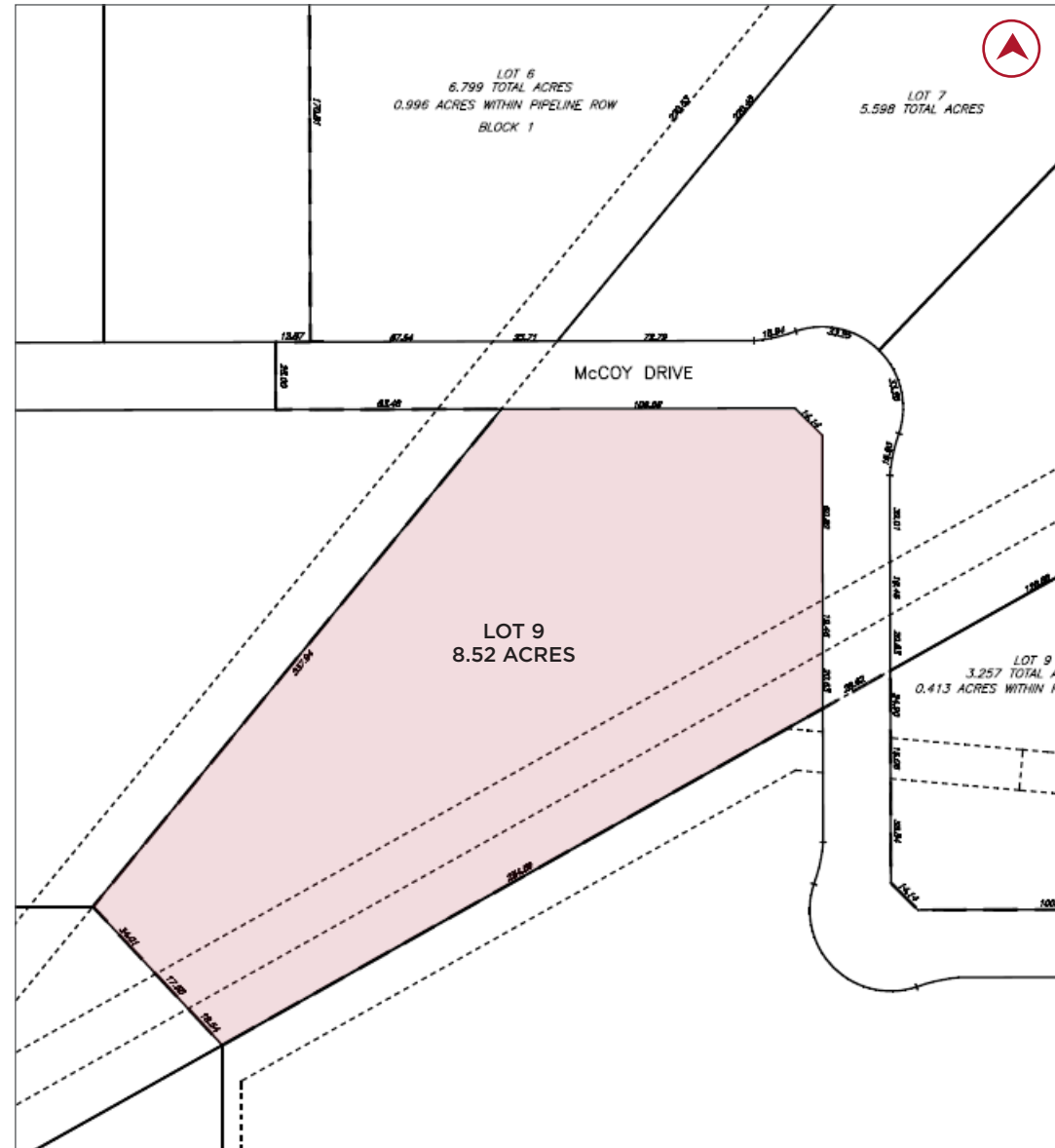
Zoning: MI (Medium Industrial)

Site Size: 8.52 acres

Asking Price:	Lot #	Price Per Acre	Asking Price
	Lot 9	\$175,000	\$1,491,000

Availability: Lot requires subdivision registration.

Comments: No onsite storm water ponding required.





SEAN FERGUSON *Sylvan Lake*
Associate Vice President
403 261 1114
sean.ferguson@cushwake.com

ALAN FARLEY
Associate Vice President
403 261 1144
alan.farley@cushwake.com

DOUG GRESCHUK
Partner, Edmonton
780 429 9396
doug.greschuk@cwedm.com

CHRIS VAN DEN BIGGELAAR
Associate Partner, Edmonton
780 701 3287
chris.biggelaar@cwedm.com

JEFF DROUIN DESLAURIERS
Associate, Edmonton
780 701 3289
jeff.deslauriers@cwedm.com

Cushman & Wakefield ULC
Bow Valley Square IV
250 - 6th Ave SW, Suite 2400
Calgary, AB T2P 3H7
cushmanwakefield.com

©2023 Cushman & Wakefield ULC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.



Markerville