

FOR SALE

**320 Acres of Heavy Industrial Land in the Heartland
TWP 555 Range Road 222-223, Sturgeon County T0A 1N1
2 - 80 Acre Parcels, 1 - 160 Acre Parcel Contiguous
1 Mile East of Hi-Way 825 to western property line**

\$37,000 to \$39,000 per Acre



Property Highlights:

- Located within the Heartland's designated Heavy Industrial zoning area
- Adjacent to Candor Rail terminal and CN Rail reserve land
- Income from Manderley Turf Products until March 2028
- Heartland Incentive Bylaw (HIB) incentive program offering Energy Value Chain Investors tax exemptions of 1.5-2.5% for eligible project capital costs

Contact

Wayne Paradis

RE/MAX River City

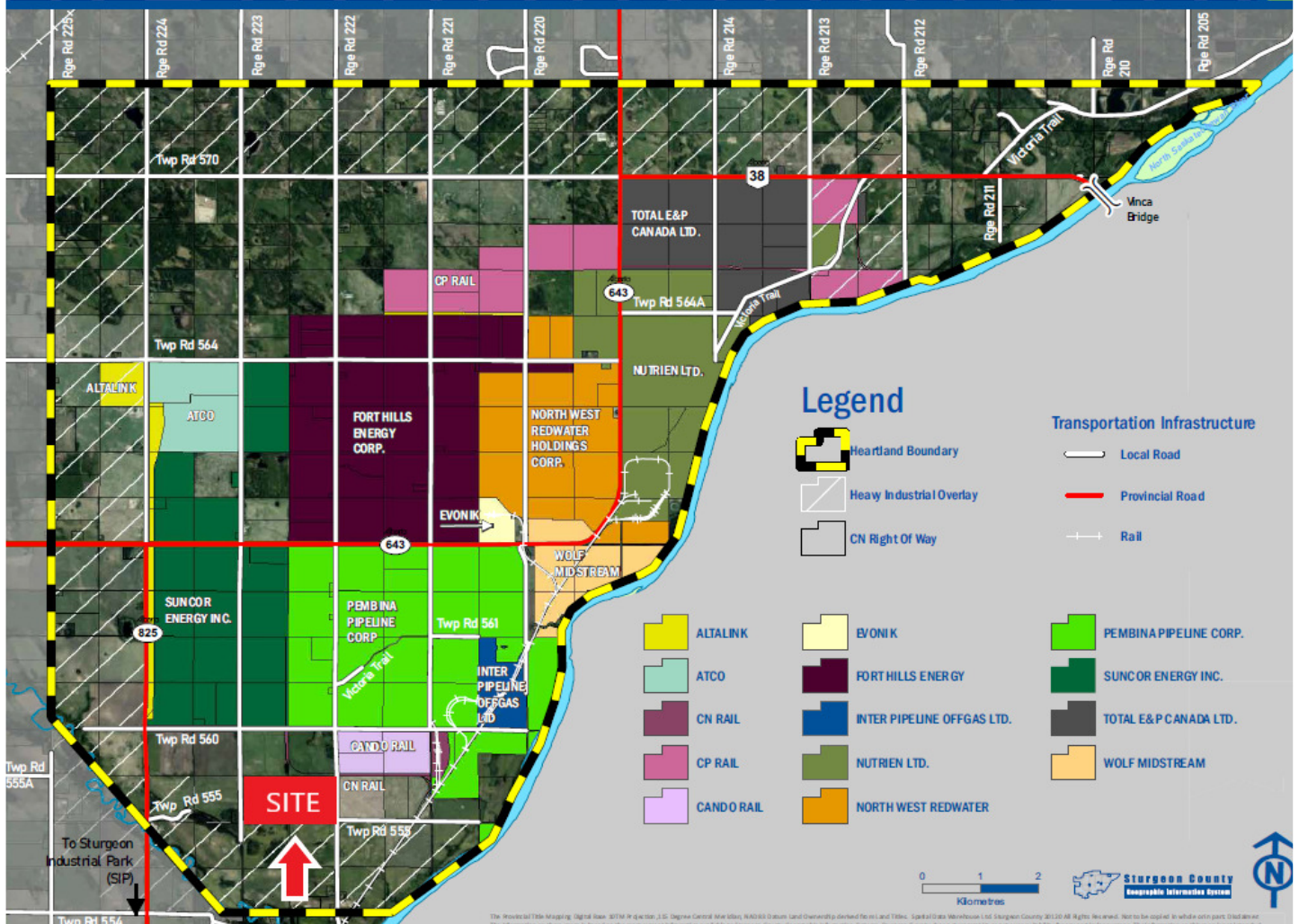
Commercial Division

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Alberta's Industrial Heartland - Sturgeon County Land Ownership



Legal Descriptions:

- SW-34-55-22-4. 160-acre site bordering RR 223 - \$37,000/acre
- SE-34-55-22-4 North ½. 80-acre site bordering RR 222 - \$39,000/acre
- SE-34-55-22-4 South ½. 80-acre homestead site on RR 222 - \$37,000/acre

Municipal address: 55506 RR 222 Sturgeon County (homestead site)

Taxes: 1. \$363.35 2. \$274.50 3. \$1554.53 (homestead site)

Overview and Amenities: Flat level land in close proximity to Hi-way 825, adjacent to Cando rail distribution yards, near electrical substations, raw water supplies (2 additional pump stations proposed by county). Approximately 40 acres of sand and gravel deposit identified in SW corner of 160-acre site. 162' well on homestead 80, 2 stage septic tank, water cisterns of 1000 and 500 gallons.





Contact

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