

FOR SALE

101.85 - 163.32 AC

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



Sturgeon County, AB

INDUSTRIAL BUILDING

Property Highlights

- Vendor financing is available
- Servicing plan available
- Vendor willing to sell smaller portions of land or staged purchase (Purchaser will be responsible for subdivision and servicing costs)
- Full Information package on Development Plan
- CN Access Rail Access, Spur line possible



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



No warranty or representation, expressed or implied, is made as to the accuracy 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 specific listing condition, imposed by our principals.

FOR SALE

Sturgeon County

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

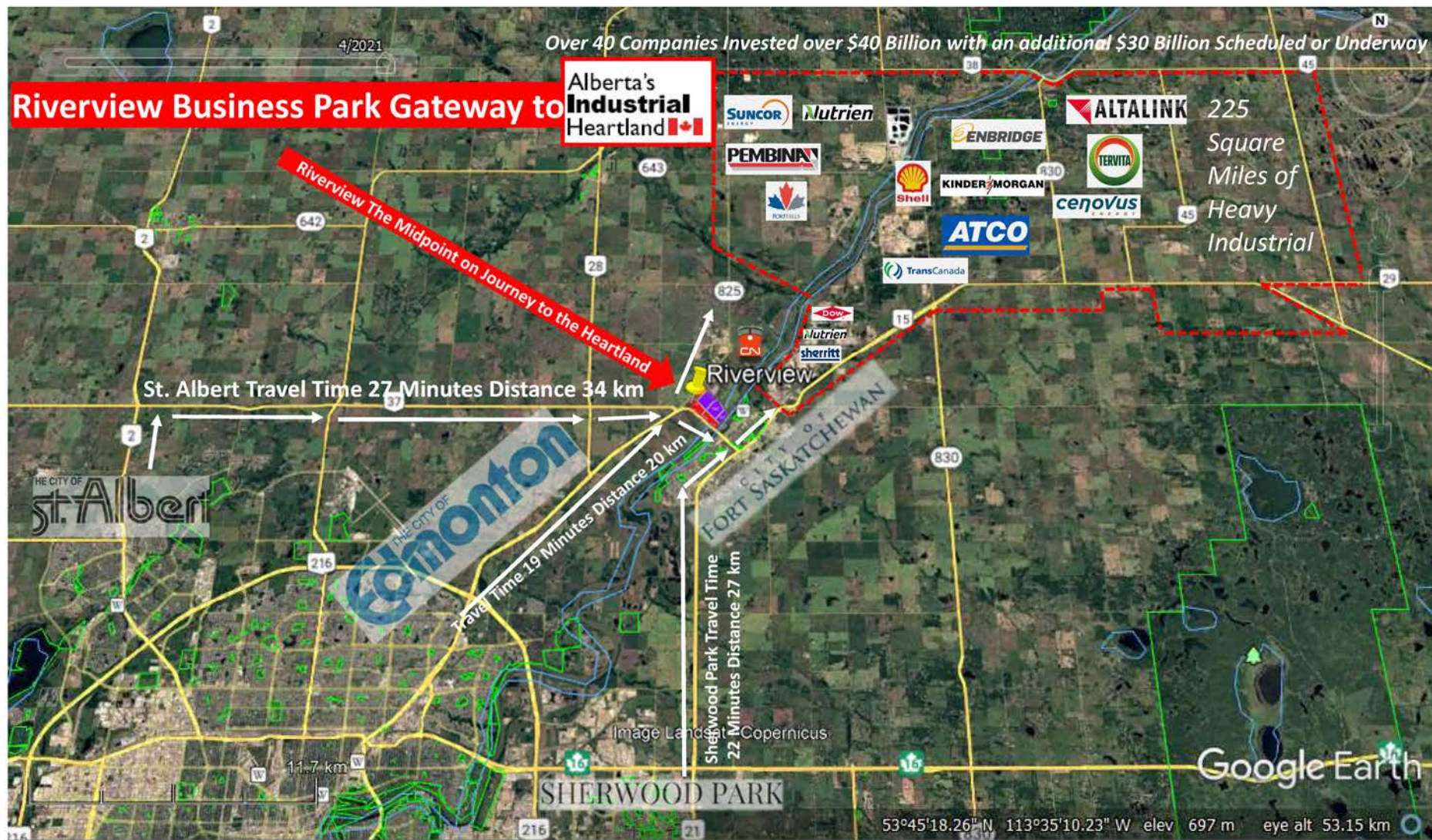


LIZOTTE
AND ASSOCIATES REAL ESTATE INC.

FOR SALE

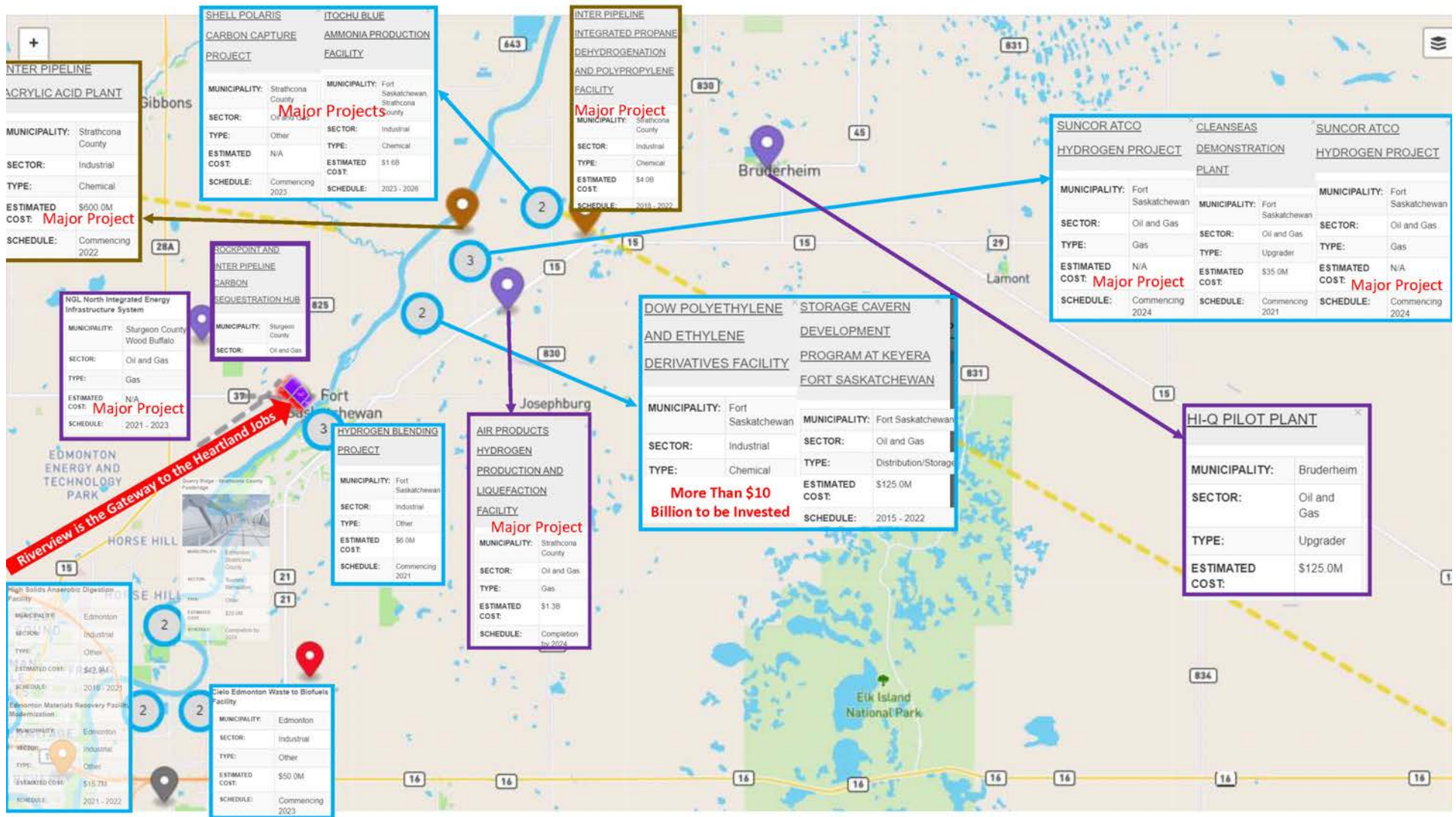
Sturgeon County

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



FOR SALE

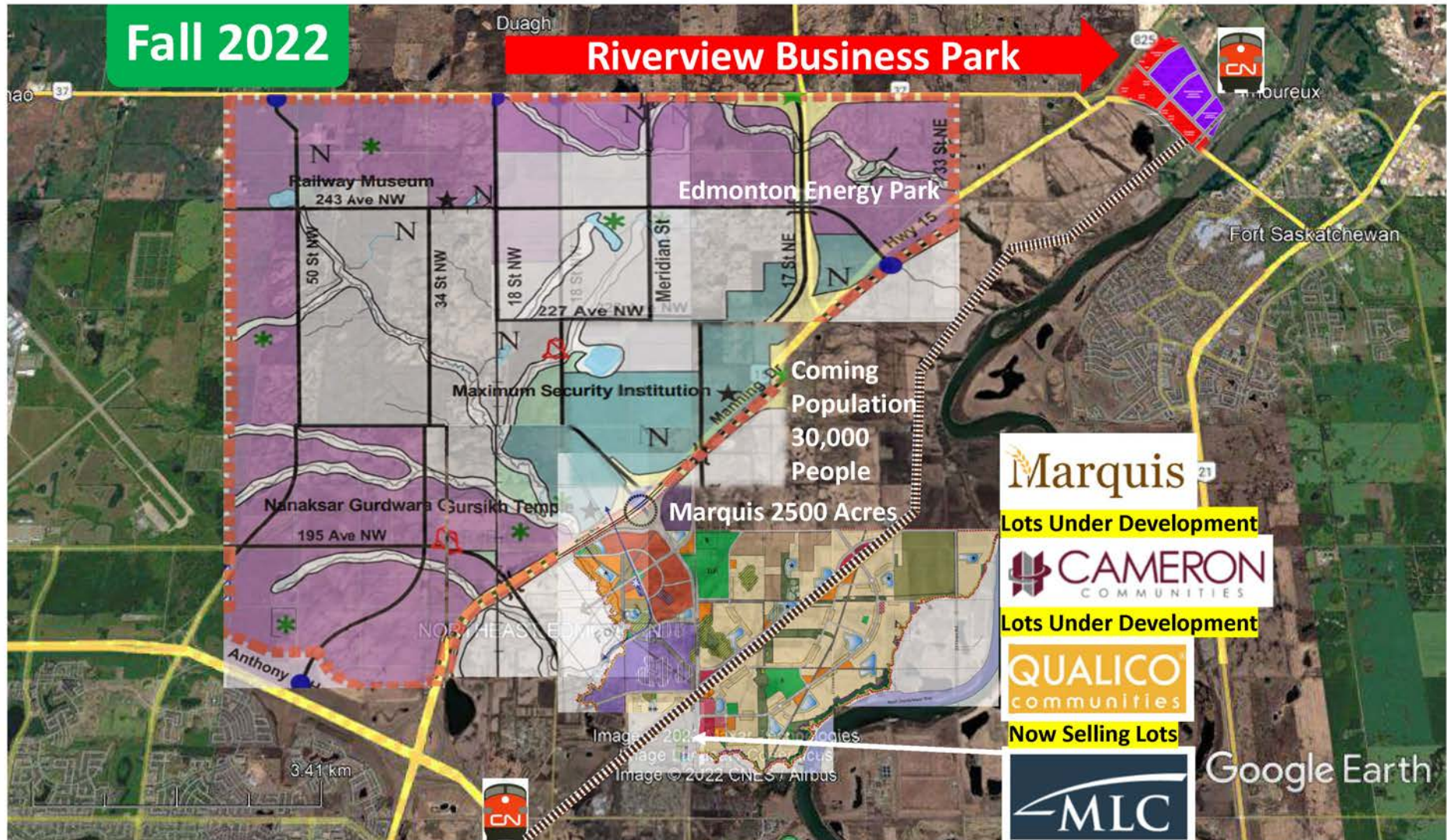
Sturgeon County



FOR SALE

Sturgeon County

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



FOR SALE

Sturgeon County

AND ASSOCIATES REAL ESTATE INC

Primary Development Neighborhoods

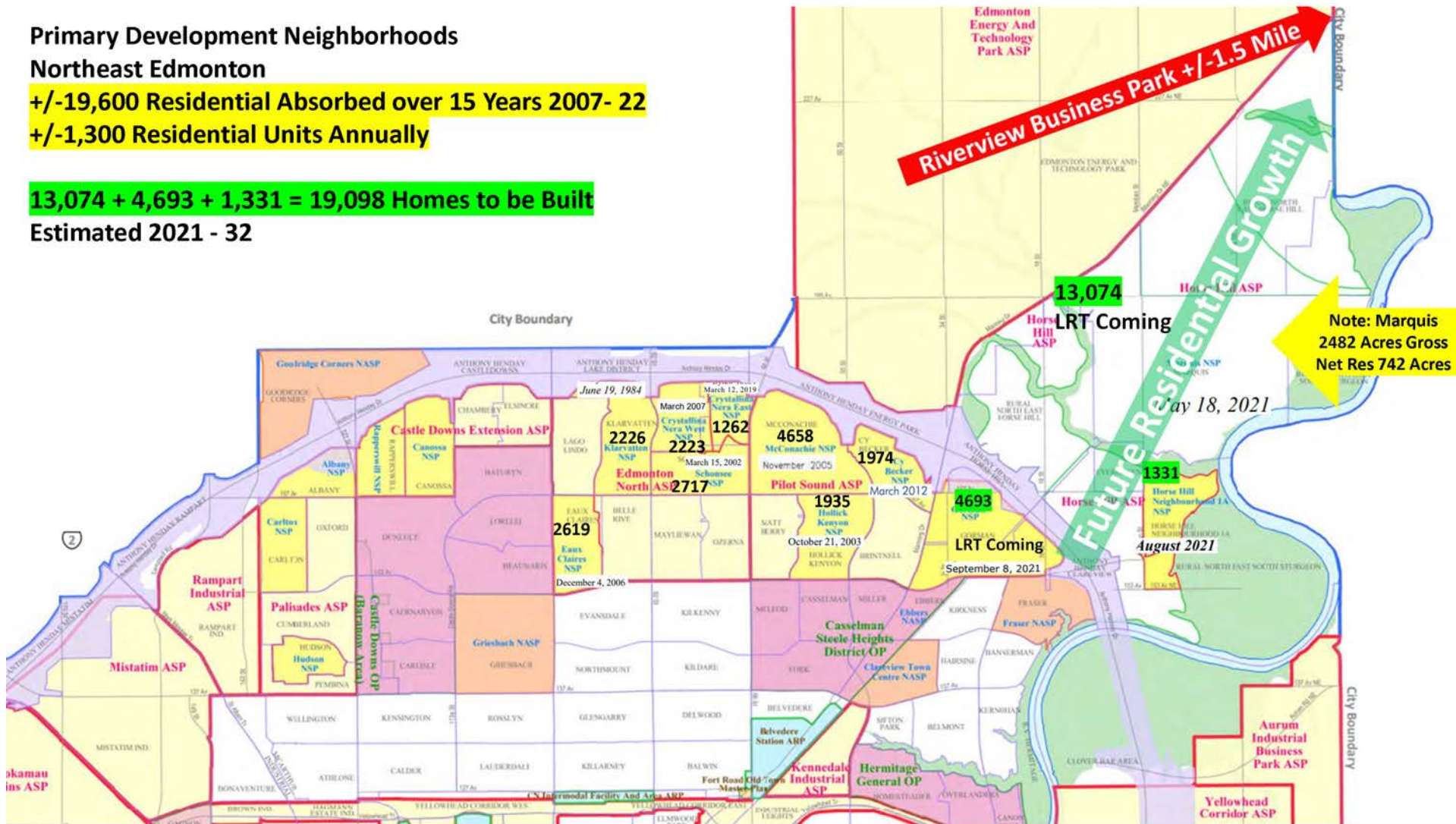
Northeast Edmonton

+/-19,600 Residential Absorbed over 15 Years 2007- 22

+/-1,300 Residential Units Annually

13,074 + 4,693 + 1,331 = 19,098 Homes to be Built

Estimated 2021 - 32



FOR SALE

Sturgeon County

West On 37		
Vehicle Type	Vol	%
A: Passenger Vehicle	3372	86.5
B: Recreational Vehicle	67	1.7
C: Bus	16	0.4
D: Single Unit Truck	143	3.7
E: Tractor Trailer Unit	302	7.7
ASDT	4330	AADT 3900

East On 37		
Vehicle Type	Vol	%
A: Passenger Vehicle	6637	84.1
B: Recreational Vehicle	95	1.2
C: Bus	73	0.9
D: Single Unit Truck	346	4.4
E: Tractor Trailer Unit	739	9.4
ASDT	8760	AADT 7890

North On 825		
Vehicle Type	Vol	%
A: Passenger Vehicle	3611	79.4
B: Recreational Vehicle	32	0.7
C: Bus	57	1.3
D: Single Unit Truck	245	5.4
E: Tractor Trailer Unit	605	13.3
ASDT	5050	AADT 4550

North On 15		
Vehicle Type	Vol	%
A: Passenger Vehicle	13896	92.0
B: Recreational Vehicle	118	0.8
C: Bus	51	0.3
D: Single Unit Truck	486	3.2
E: Tractor Trailer Unit	549	3.6
ASDT	16760	AADT 15100

West On 15		
Vehicle Type	Vol	%
A: Passenger Vehicle	14334	94.9
B: Recreational Vehicle	11	0.1
C: Bus	57	0.4
D: Single Unit Truck	347	2.3
E: Tractor Trailer Unit	351	2.3
ASDT	16760	AADT 15100

East On 15		
Vehicle Type	Vol	%
A: Passenger Vehicle	14531	95.0
B: Recreational Vehicle	11	0.1
C: Bus	57	0.4
D: Single Unit Truck	354	2.3
E: Tractor Trailer Unit	347	2.3
ASDT	16980	AADT 15300

South On 15		
Vehicle Type	Vol	%
A: Passenger Vehicle	10230	90.8
B: Recreational Vehicle	57	0.5
C: Bus	71	0.6
D: Single Unit Truck	384	3.4
E: Tractor Trailer Unit	528	4.7
ASDT	12510	AADT 11270

Estimated Change in Traffic Once Bridge and Roads are Completed Up to 50% Increase over the next few years, as More Jobs are Starting in the Heartland and People that Rerouted Travel to Avoid Construction Traffic Return to 825/37/15 Intersection.

- Estimated Single Truck / Semi Truck / Bus / RV (count above +/-6,499) **(5,000 in 2021/day)** (+/-7,500 by 2023/day)
- Estimated Passenger Vehicle (count above +/-66,611) **(50,000 in 2021/day)** (+/-75,000 by 2023/day)



Please note likely some Vehicles Counted Twice

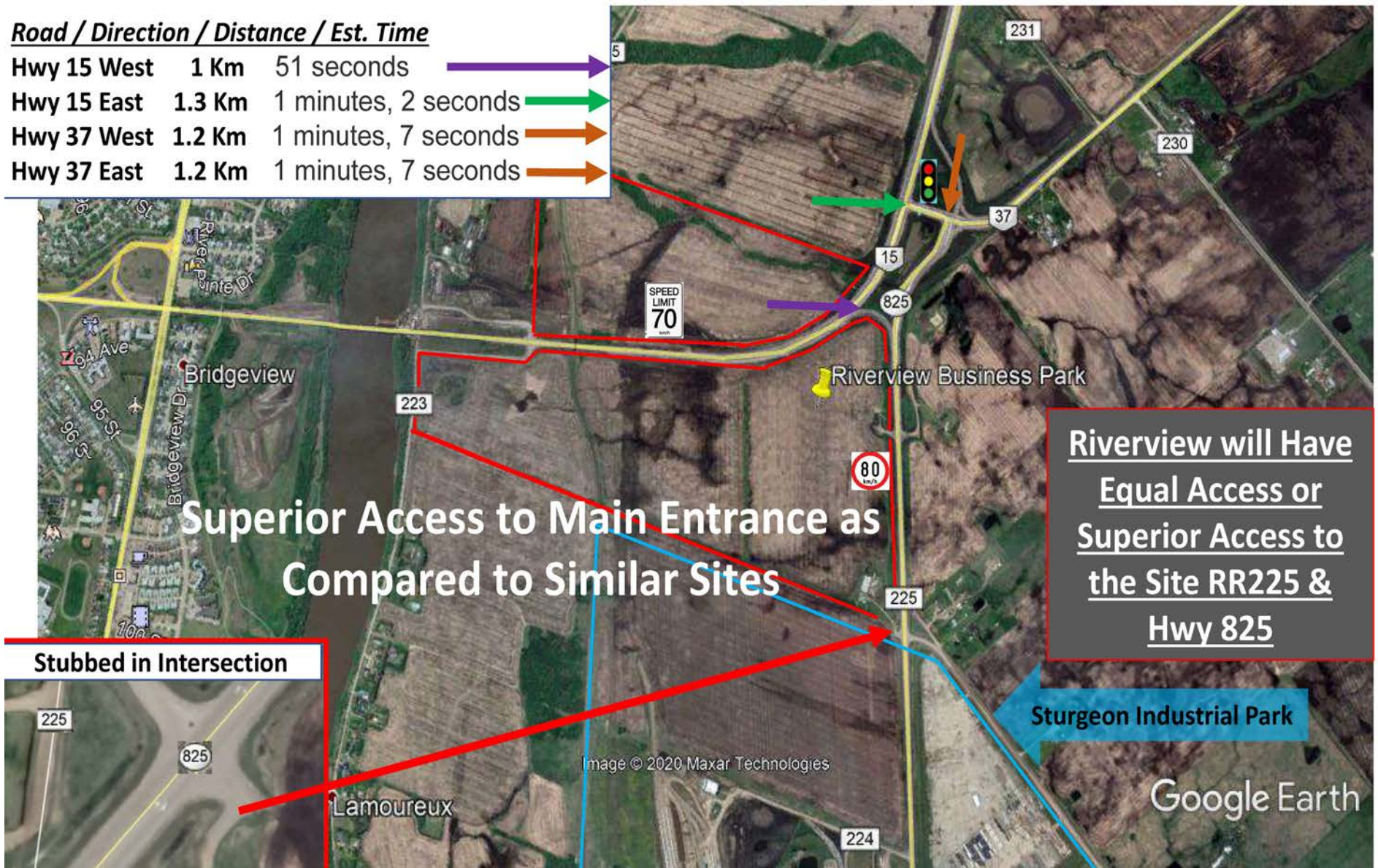
FOR SALE

Sturgeon County

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Road / Direction / Distance / Est. Time

Hwy 15 West	1 Km	51 seconds	
Hwy 15 East	1.3 Km	1 minutes, 2 seconds	
Hwy 37 West	1.2 Km	1 minutes, 7 seconds	
Hwy 37 East	1.2 Km	1 minutes, 7 seconds	



FOR SALE

Sturgeon County

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Property Information

Municipal Address: Sturgeon County, AB

Legal Address: (Riverview) River Lot 26 (Riverfront) River Lot 24

Lot Size: **Riverview** 101.85 Acres
Riverfront 163.32 Acres

Zoning: Development Land - Future Highway Commercial & Light Industrial

Possession: Immediate/negotiable

Contact

Karim Bensalah

Associate

Cell: 780.729.4382

karim@lizotterealestate.com

\$\$\$

Riverview \$95,000/Acre x 101.85 Acres =
\$9,675,750.00

Purchase Price:
Riverfront \$95,000/Acre x 163.32 Acres =
\$15,515,400.00



ADDITIONAL INFORMATION

- High traffic location; Intersection of Hwy 15, 37 & 825 on the Gateway of the Heartland Industrial Area and Entrance to the City of Edmonton & Fort Saskatchewan
- Next to the Northeast Edmonton rapidly growing (Horse Hills) Marquis neighborhood which is expected to have a population of more than 30,000 people and is on the north side of the North Saskatchewan River across from the City of Fort Saskatchewan
- More than \$30 billion in major petrochemical projects under development or planned in the Heartland Industrial Area
- High visibility location
- Possible future public transportation available
- Pedestrian bridge from Fort Saskatchewan to the site



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



No warranty or representation, expressed or implied, is made as to the accuracy 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 specific listing condition, imposed by our principals.