

# FOR SALE

## 105 ACRES ± OF INDUSTRIAL LAND IN THORHILD

Thorhild, AB



**PRICE REDUCED**



### Highlights

- Up to 105 acres ± of industrial land
- Access to Highway 63
- Adjacent to the CN Rail
- Flexible industrial zoning
- Municipal services

### ERIC STANG

Partner, Associate  
780.667.9605  
eric@royalparkrealty.com

### JOANNA LEWIS

Associate  
780.423.7580  
joanna@royalparkrealty.com

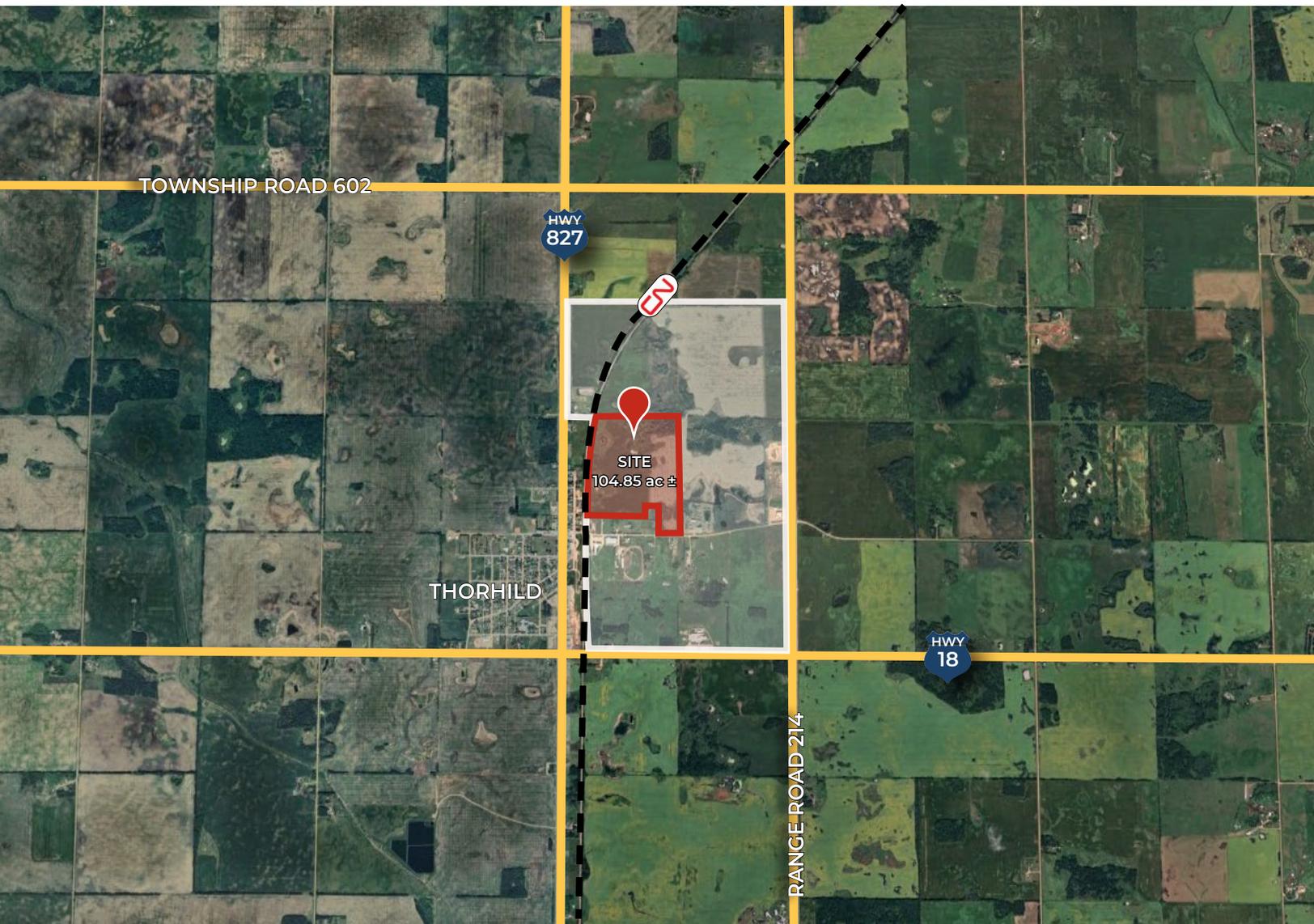


ROYAL PARK  
REALTY™

T 780.448.0800 F 780.426.3007  
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

# FOR SALE | 105 Acres ± Industrial Land in Thorhild, AB



## Strategic. Connected. Ready to Develop.

Position your business for success in Thorhild, a growing industrial hub located just minutes from Highway 63, the vital corridor linking Fort McMurray and Edmonton. With flexible zoning, strong infrastructure, and exceptional connectivity, this site is ideally suited for a wide range of industrial and logistics operations

## Property Details & Information

MUNICIPAL ADDRESS	Thorhild, Alberta
LEGAL DESCRIPTION	4; 21; 60; 5; NW
ZONING	M3 ( <a href="#">Industrial District</a> )
SITE AREA	104.85 Acres ±
POSSESSION	Negotiable
SALE PRICE	<del>-\$1,048,500 (\$10,000 per acre)</del> <b>\$996,075 (\$9,500 per acre)</b>



[Click here for the Thorhild Industrial Area Structure Plan](#)

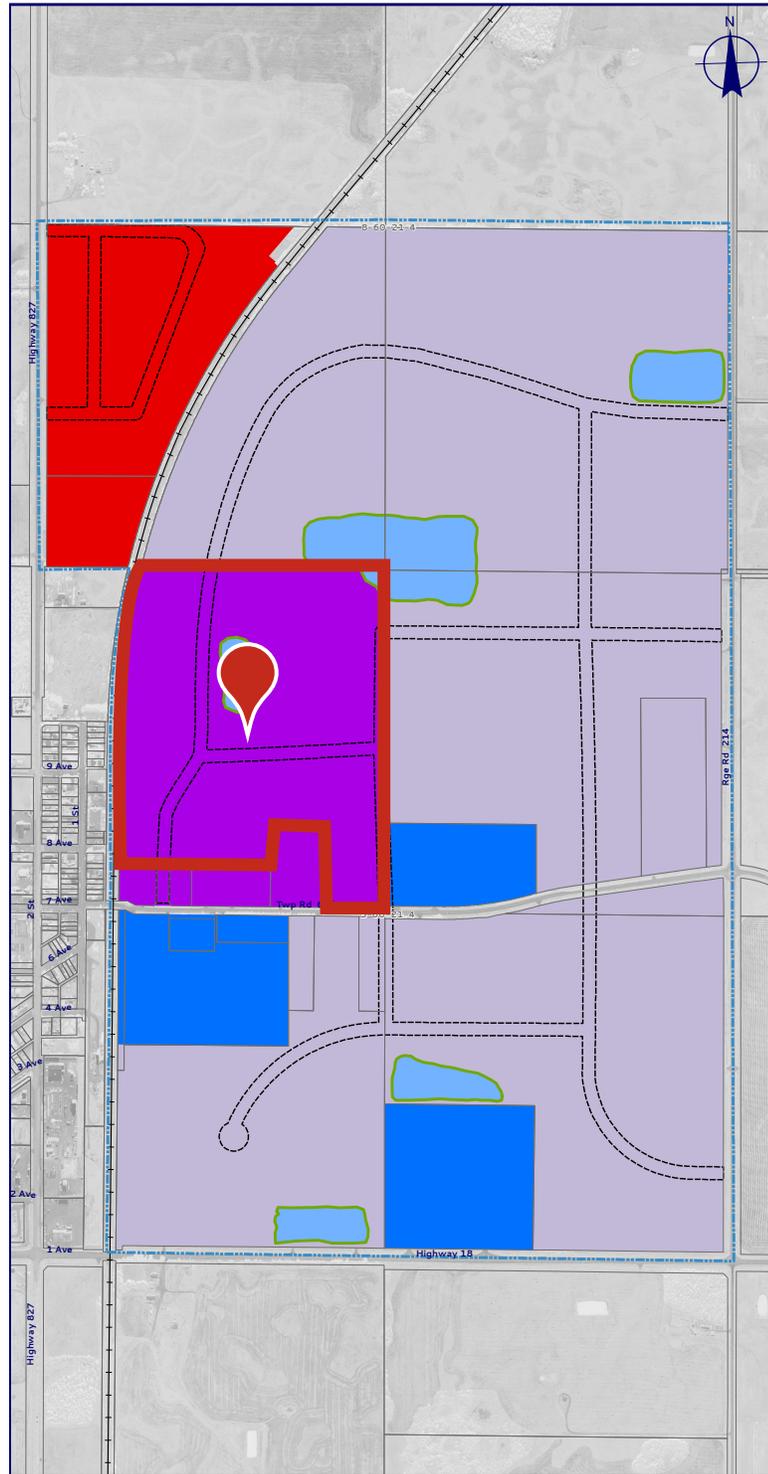


ROYAL PARK  
REALTY™

T 780.448.0800 F 780.426.3007  
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

[royalparkrealty.com](http://royalparkrealty.com)

## DEVELOPMENT CONCEPT PLAN



- ASP Boundary
- Business Park
- Serviced Industrial
- Unserved Industrial
- Community Use
- Stormwater Pond
- Proposed Road

0 1 2 Kilometres

*The above illustration is not to scale and is for illustration purposes only*



**ROYAL PARK  
REALTY™**

T 780.448.0800 F 780.426.3007  
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

[royalparkrealty.com](http://royalparkrealty.com)

**FOR SALE** | 105 Acres ± Industrial Land in Thorhild, AB

## DEVELOPMENT PHASING PLAN



The above illustration is not to scale and is for illustration purposes only



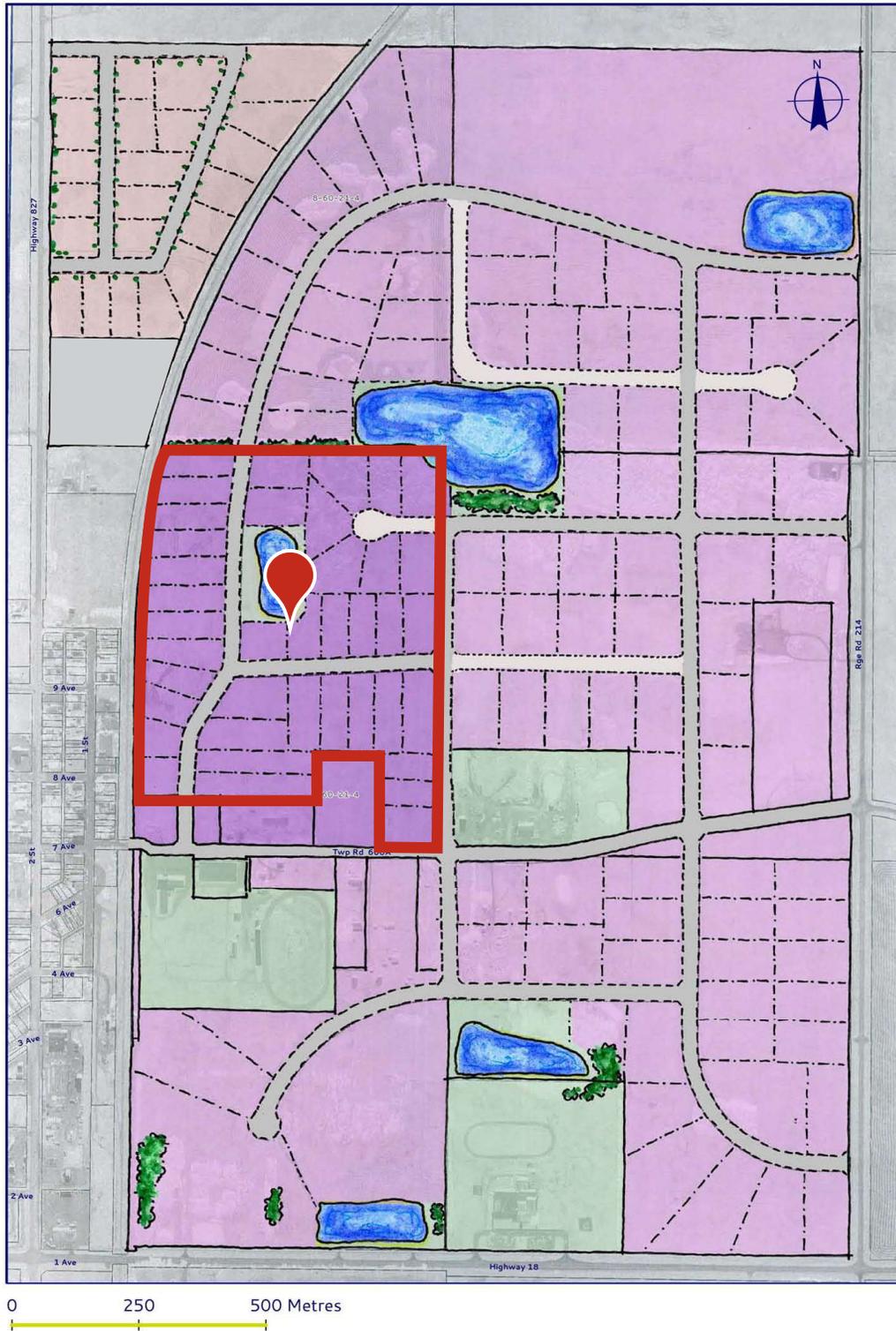
**ROYAL PARK  
REALTY™**

T 780.448.0800 F 780.426.3007  
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

[royalparkrealty.com](http://royalparkrealty.com)

**FOR SALE** | 105 Acres ± Industrial Land in Thorhild, AB

## CONCEPTUAL SUBDIVISION DESIGN PLAN



*The above illustration is not to scale and is for illustration purposes only*



**ROYAL PARK  
REALTY™**

T 780.448.0800 F 780.426.3007  
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

[royalparkrealty.com](http://royalparkrealty.com)

**FOR SALE** | 105 Acres ± Industrial Land in Thorhild, AB



## ADDITIONAL INFORMATION

- Only 7 km from Highway 63, offering efficient access to major markets in northern and central Alberta.
- Adjacent to CN Rail, with a potential railway connection, supported by an existing spur to the south.
- M3 Industrial Zoning allows for a variety of manufacturing, logistics, and heavy industrial uses.
- Existing water and sanitary mains located along 7th Avenue
- Three proposed subdivision options
- Strong infrastructure and utilities in place
- Located near a high-load corridor, providing excellent routes for heavy industrial and transport operations.



**ROYAL PARK  
REALTY™**

T 780.448.0800 F 780.426.3007  
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

[royalparkrealty.com](http://royalparkrealty.com)

**FOR SALE** | 105 Acres ± Industrial Land in Thorhild, AB



## Planned for Growth

The Thorhild Industrial Area Structure Plan (ASP) provides a clear framework for the development of a modern industrial subdivision and business park adjacent to the Hamlet of Thorhild, designed to attract strong end-users and long-term investment.

## CONTACT OUR TEAM:



**ERIC STANG**

Partner, Associate

780.667.9605

[eric@royalparkrealty.com](mailto:eric@royalparkrealty.com)



**JOANNA LEWIS**

Associate

780.423.7580

[joanna@royalparkrealty.com](mailto:joanna@royalparkrealty.com)



**ROYAL PARK  
REALTY™**

T 780.448.0800 F 780.426.3007  
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

[royalparkrealty.com](http://royalparkrealty.com)