

FOR SALE/LEASE

STURGEON COUNTY INDUSTRIAL FACILITY WITH PROPOSED CN SPUR

55112 Secondary Highway 825, Sturgeon County, AB



HIGHLIGHTS

- 22,444 sq ft ± facility on 32.72 acres ± with frontage on Highway 825
- Adjacent to CN Rail with proposed rail spur for industrial servicing
- Vendor has multiple quotes to fully prepare, compact, and gravel the site
- Fenced, secured, gated facility with powered entry, central vac, & air filtration
- Modern heating system, full-building backup power, durable epoxy-finishes

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Property Details and Financials

MUNICIPAL ADDRESS	55112 Secondary Highway 825, Sturgeon County, AB
LEGAL DESCRIPTION	Plan: 0024376; Lot: 1
ZONING	I4 (Medium Industrial)
YEAR BUILT	2001
CONSTRUCTION TYPE	Steel & concrete block
POWER	800 amp, 3 phase (TBC)
CEILING HEIGHT	16' ± clear
LIGHTING	LED
GRADE LOADING	(4) 10' x 10' & (1) 12' x 10'
SUMPS	(2) dual compartment
HVAC	Yes
PARKING	Ample
OFFICE SIZE	6,000 sq ft ±
MEZZANINE SIZE	444 sq ft ±
WAREHOUSE SIZE	16,000 sq ft ±
TOTAL SIZE	22,444 sq ft ±
SITE SIZE	32.72 acres ±
SALE PRICE	\$9,990,000
PROPERTY TAXES	\$112,867.73/annum (2025)
LEASE RATE	Market
OP COSTS	\$5.00/sq ft (taxes)

CLICK FOR
FLOOR PLANS



MAIN
FLOOR

SITE
PLAN

FACILITY FEATURES

- Spacious meeting rooms and multiple offices
- Fully equipped commercial-grade kitchen
- Dedicated classroom space accommodating 25–30 people
- Two separate work areas suitable for maintenance, storage, or training purposes
- Private owner's living quarters complete with office and exclusive balcony
- Multi-stall men's and women's washrooms plus 2 private bathrooms with showers
- Professional-grade Descro Coatings epoxy finishes in bathrooms and kitchen
- Well designed yard with engineered drainage
- Paddock area finished with a combination of asphalt and professionally prepared gravel for optimal performance and durability
- Energy-efficient heating system featuring 50% in-floor heating and 50% radiant heat
- Full-building backup power system (CAT diesel generator, 125 kW)
- Municipal water trickle-feed system supplying a 5,000-gallon cistern
- Central vacuum and air filtration system
- Fenced, secured, and gated facility with powered entry gate



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Why Invest in Sturgeon County?

Located within the Sturgeon Industrial Park (SIP) in Alberta's Industrial Heartland, this property offers an ideal setting for light and medium industry to capitalize on projects in both the Heartland and Alberta's oil sands. SIP features a fully established road network with excellent access to major highways, including Alberta's High Load Corridor, and the CN Sturgeon Industrial Rail Line. Recent County infrastructure upgrades support growth, while existing businesses thrive in advanced manufacturing, agri-business, chemicals, transportation, and logistics. With competitive taxes, supportive regulations, and proximity to abundant natural resources, this location provides a strategic, fully equipped environment for long-term industrial investment.

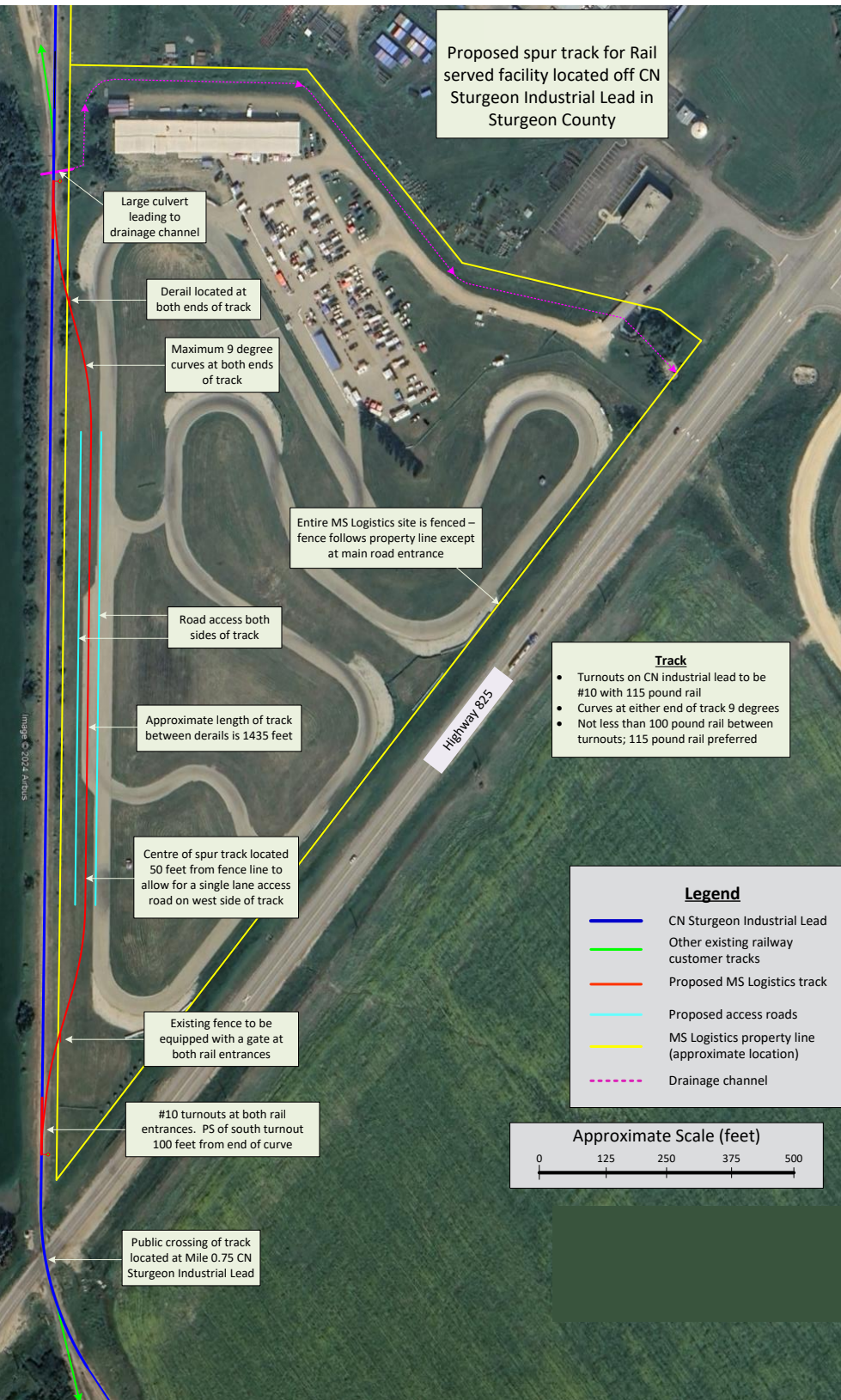
- 1 Univar Solutions
- 2 Bunge
- 3 ATCO Structures & Logistics
- 4 Horton CBI
- 5 NSC Minerals
- 6 Clearstream Transportation
- 7 API Industrial
- 8 Magnum Cementing
- 9 ONEX River
- 10 Basset Petroleum
- 11 McSween Custom Fab
- 12 Gowen Agro



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Proposed Rail Spur Overview

The proposed rail spur will connect to the existing CN Industrial Spur in Sturgeon County. CN operates the line, which is located within a 60-foot-wide right-of-way owned by Sturgeon County. All track will meet CN operational standards, and CN currently provides switching service on this line up to six days per week.

Proposed Rail Spur Location & Design

A single spur track is proposed parallel to the existing CN spur, set approximately 25 feet from the west property line. This layout allows for a single-lane access road for efficient two-sided railcar unloading and minimizes the risk of materials encroaching onto the CN track. The spur will connect to the CN line at both ends, with gated fence access provided. The spur will include north and south switches designed to CN standards, with safe clearances from road crossings and curves. Approximately 1,720 feet of new track will be constructed, providing about 1,470 feet of usable track on site.

Rail Operations

Inbound cars will be placed from the north end of the spur, with outbound cars removed from the south end. Initial traffic volumes are estimated at up to 21 cars per week. The spur length and service plan are designed to accommodate current and future operational needs.



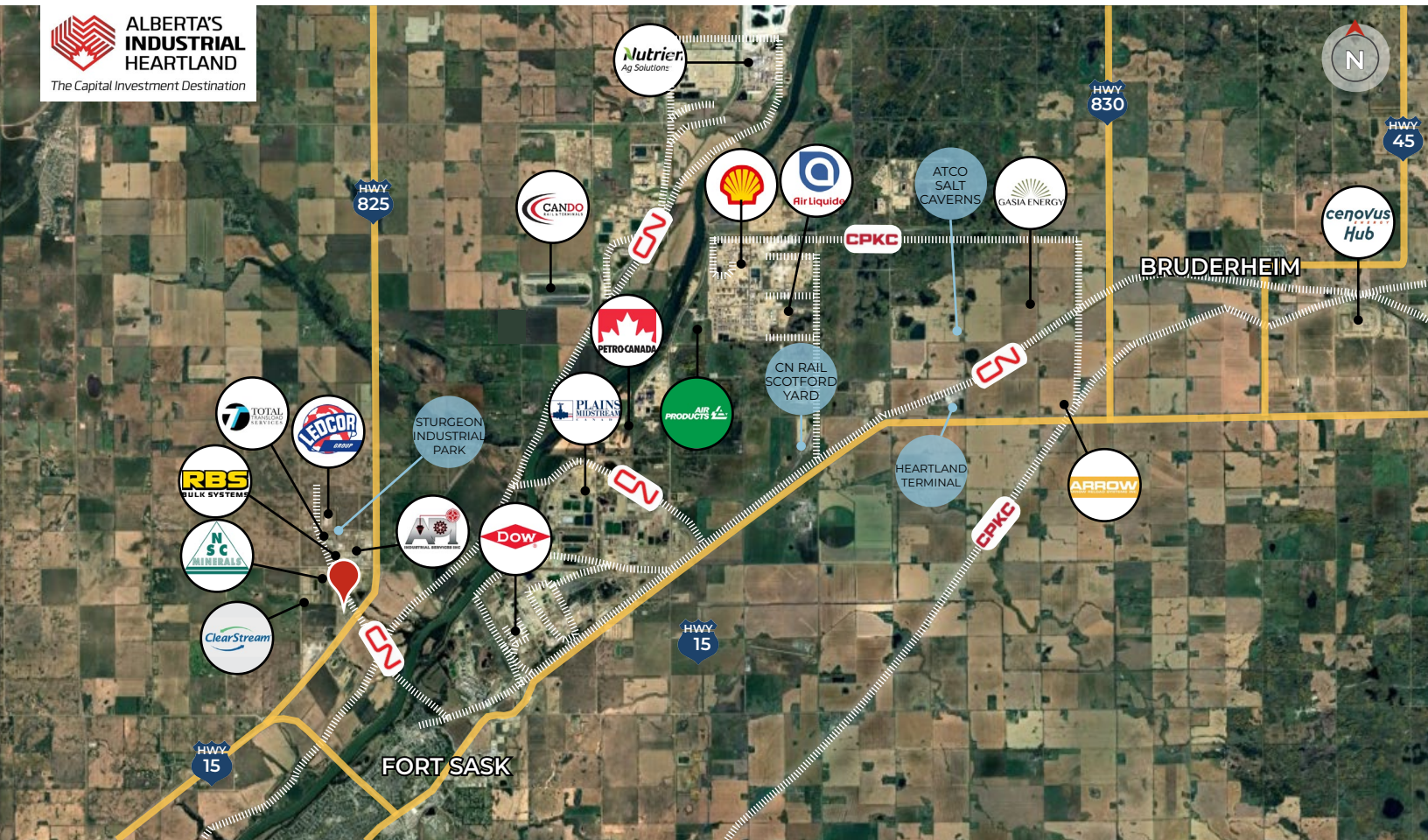
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Canada's Premier Petrochemical Hub



Major Projects in Alberta's Industrial Heartland

DOW'S Path2Zero Expansion

Dow is building the world's first net-zero facility, which will produce 3.2 million metric tonnes of polyethylene and ethylene derivatives. The project will also upgrade its existing facility to achieve net-zero carbon emissions. The project is expected to create 8,000 jobs during construction and employ 500 people once operational. The facility is anticipated to be completed by 2029.

Carbon Trunk Line Expansion

The Alberta Carbon Trunk Line (ACTL), owned by Wolf Midstream, is the world's largest carbon capture and storage project. It consists of 240 km of pipeline which collects, compresses, and stores up to 14.6 million tonnes of CO₂ annually. Construction is underway on a 40-km extension through the Heartland, which will be capable of handling an additional 7 million metric tonnes of CO₂ per year once completed.

Water Intake Investment

No new water intake facilities have been developed in the Heartland for over a decade, despite rising demand. The government's recently announced \$50.5 million investment will help build three new water intake facilities in Sturgeon, Strathcona, and Lamont counties. This investment will help attract world leading industrial projects and ensure the region has the infrastructure to support them.



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Photos | 55112 Range Road 825, Sturgeon County, AB



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- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

Tyler Weiman, SIOR | Partner, Associate

In 2017, Tyler became part of the firm following a prosperous 14-year professional hockey career that took him on extensive journeys across North America, Europe, and Asia. He places the utmost importance on professionalism, a commitment to excellence, and meticulous attention to detail when serving his clients, helping them in attaining their business objectives.



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As a partner at Royal Park Realty, Tyler brings with him a wealth of knowledge, enthusiasm, and determination to achieve optimal outcomes for both property owners and users. His approach involves becoming an invaluable resource to his clients by deeply comprehending their requirements and fostering enduring relationships.

Tyler has achieved the prestigious SIOR designation (Society of Industrial and Office Realtors), which represents the pinnacle of expertise, productivity, and ethical standards in the real estate sector. Those with the SIOR designation are acknowledged by corporate real estate leaders, commercial real estate professionals, brokers, agents, lenders, and others in the industry as the most proficient and seasoned brokerage experts across all markets.

His expertise lies in various aspects of commercial and industrial real estate, including leasing, buying, selling, acquiring, and disposing of properties. Tyler's focus encompasses a wide range of property types, such as owner/user and multi-tenant industrial buildings, expansions, custom-built solutions, relocations, land acquisitions, and the development of industrial properties.

Tyler finds satisfaction in contributing to the community and remains actively engaged with several charitable organizations. He and wife are raising their four children in the Edmonton area.



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