



# For Sale

*154.64 acres of industrial development land in Fort Saskatchewan*

- Adjacent parcels currently serviced by CN rail, potential for rail service on site
- Located in Alberta's Industrial Heartland, minutes to the City of Fort Saskatchewan
- Strategically located with close proximity to major industries and with access to the High Load Corridor
- Neighbouring companies include Univar, Bunge, NSC Minerals, Horton CBI & more

## Mullen Land

Range Road 225,  
West of Highway 825  
Fort Saskatchewan, AB

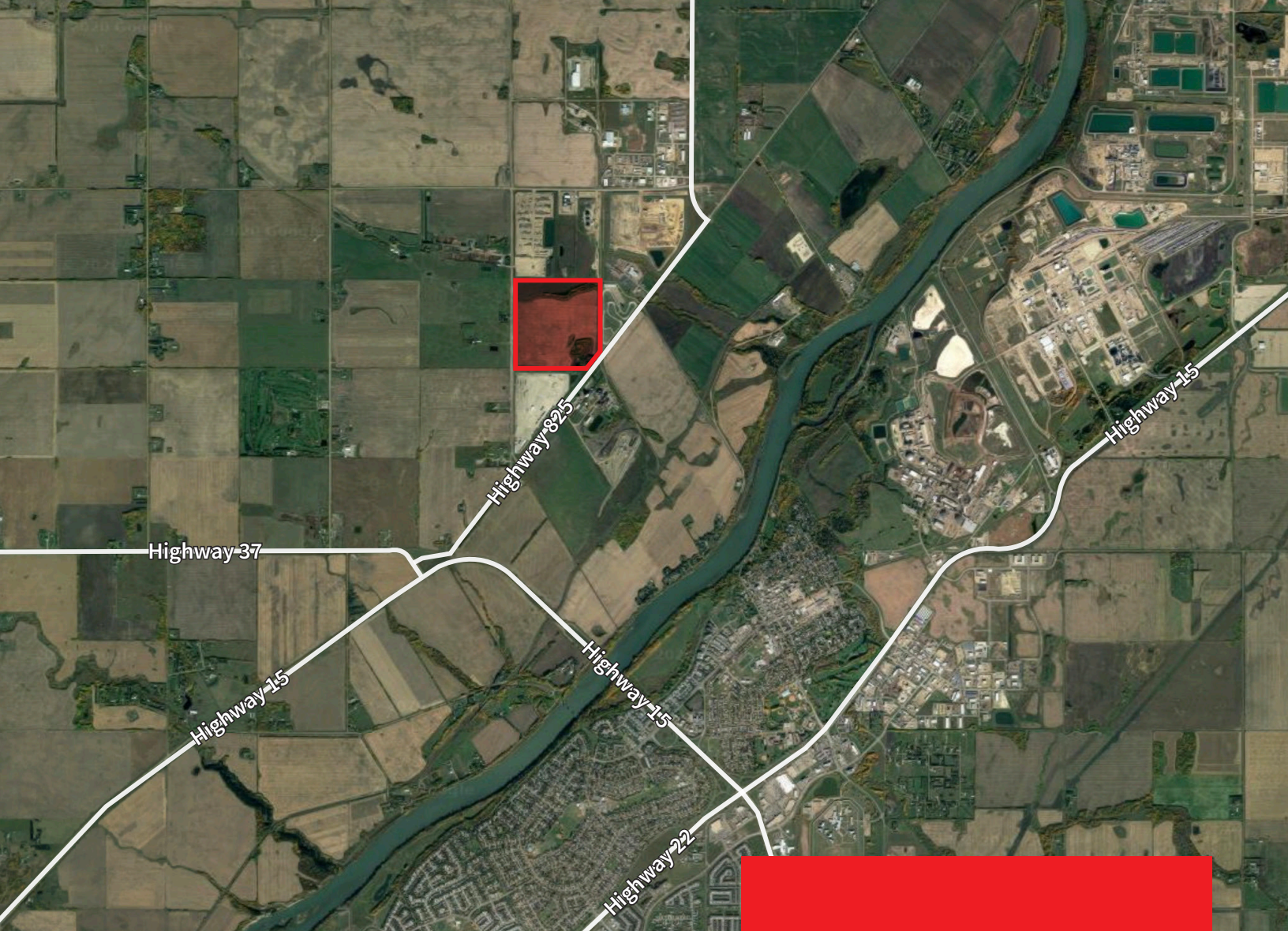
### Darryl McGavigan

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## Property Details

- Site Area: 154.64 acres
- Legal Description: 4 - 22 - 55 - 8 - SW
- Sale Price: \$9,500,000
- Taxes: \$4,690.41 (2020)
- Off-site Levies: \$25,878.14 per acre

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