

# FOR SALE

## 80 Acres of Prime Development Land

PRICE REDUCED  
NOW \$3,250,000

Highway 13

39 Street

SUBJECT PROPERTY

Highway 26

Highway 13

## Highway 13 & Highway 26, Camrose, AB

Rare opportunity to purchase development land situated on a highly visible intersection within Camrose, Alberta.

### Contact:

**Austin Leclerc**  
403.690.2001  
aleclerc@cresa.com

**David Miles**  
403.809.5859  
dmiles@cresa.com

cresa

# HIGHWAY 13 & HIGHWAY 26, CAMROSE, AB

## Property Profile

<b>Site Size:</b>	32.268 hectares (79.74 acres) more or less
<b>Developable Area:</b>	75 acres (TBV)
<b>Legal Description:</b>	Plan 0520680, Block 1, Lot A
<b>Available:</b>	Immediately
<b>Asking Price:</b>	<del>\$3,750,000.00 (\$47,027 per acre)</del> <b>PRICE REDUCTION</b> <b>\$3,250,000.00 (\$40,757 per acre)</b>
<b>Property Taxes:</b>	\$2,121.74 (2023)
<b>Zoning:</b>	M2 Zoning - Heavy Industrial Potential for Commercial re-zoning



## Property Highlights

**Prime Location:** Situated between two major highways, this industrial land offers unparalleled access and visibility, making it ideal for businesses looking to establish a presence in the Camrose region.

**Versatile Zoning:** The land is zoned for industrial use, allowing for a wide range of industrial and commercial activities, from manufacturing and distribution to logistics and warehousing.

**Ample Space:** With 80 acres of land available, there is plenty of room for expansion and customization to suit the needs of businesses of all sizes.

**Skilled Workforce:** Camrose boasts a skilled and educated workforce, providing businesses with access to talent and expertise across various industries.

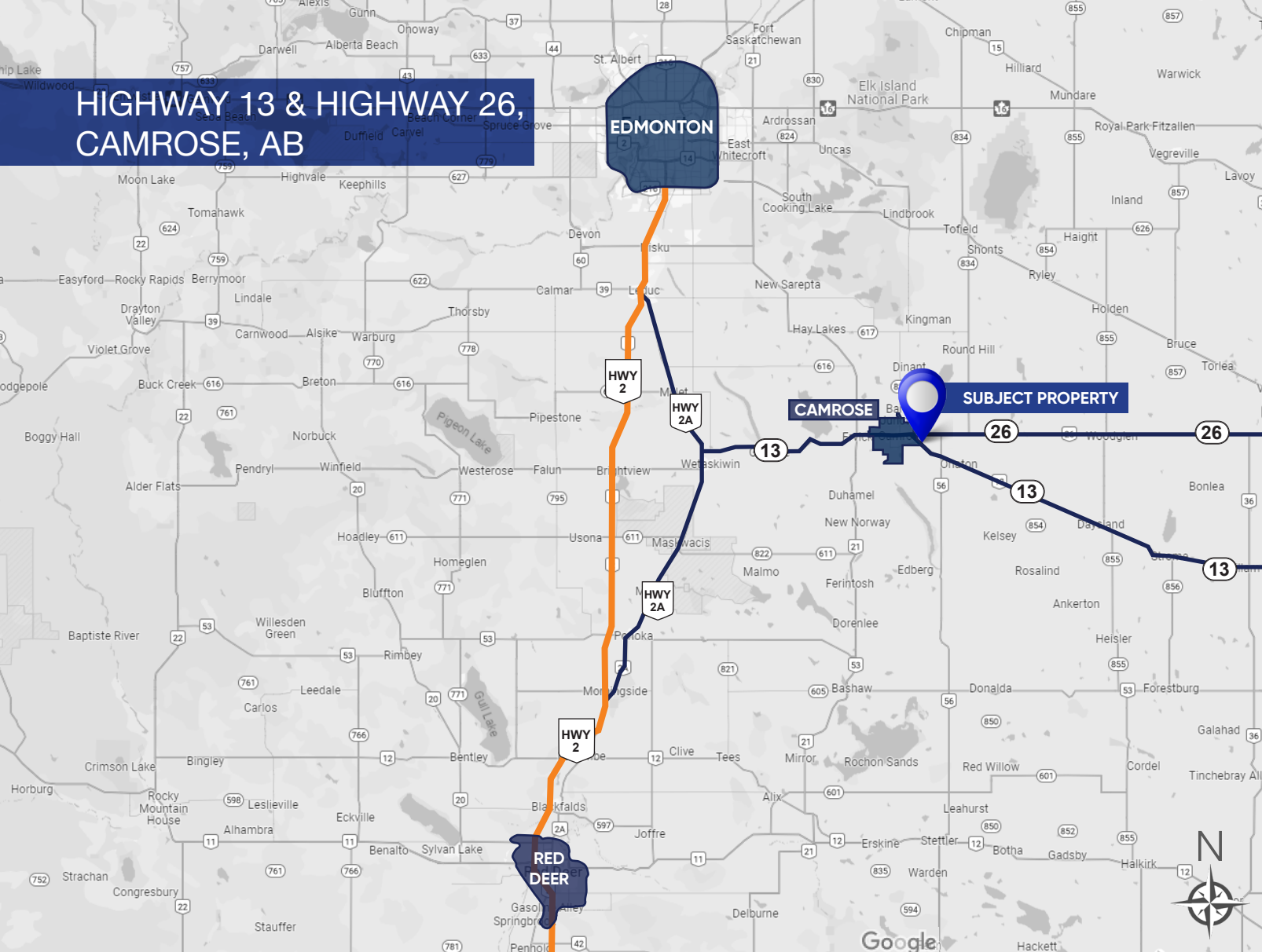
**Supportive Business Environment:** The city of Camrose offers a supportive business environment, with incentives, resources, and services available to help businesses thrive and grow.

**Infrastructure:** The area benefits from excellent infrastructure, including access to utilities, transportation networks, and other essential services, further enhancing its appeal for industrial development.

**Growth Potential:** As part of a growing and dynamic region, this industrial land presents significant growth potential, with opportunities for businesses to capitalize on the area's economic momentum and market demand.

**Investment Opportunity:** Whether for owner-occupiers or investors, this industrial land represents a sound investment opportunity in a strategic location with strong economic fundamentals and long-term growth prospects.

# HIGHWAY 13 & HIGHWAY 26, CAMROSE, AB



## Area Description

Located in Camrose, Alberta, this 80-acre parcel of industrial land sits strategically between Highway 13 and Highway 26, offering prime accessibility and visibility for businesses. Camrose is a vibrant city known for its strong economic base, supported by industries such as agriculture, manufacturing, and oil and gas. The region boasts a skilled workforce, excellent infrastructure, and a supportive business environment, making it an ideal location for industrial and commercial development.

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324 - 8 Avenue SW, Suite 1550 | Calgary, AB T2P 2Z2 | 403.571.8080 cresa.com

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