



FOR SALE

PRONORTH INDUSTRIAL BUILDINGS & LAND ONLY

5 Kuryluk Boulevard, Sturgeon County

± 6,800 SF, ON 5.49 ACRES

PROPERTY HIGHLIGHTS

Conveniently located 10 minutes northwest of St. Albert with excellent access to Highway 633 and Highway 2

- 17 Minutes to Morinville
- 20 Minutes to Edmonton
- Drainage Easement Agreement in Place
- Ready for Occupancy
- Take advantage of lower property taxes in Sturgeon County

CUSHMAN & WAKEFIELD
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PROPERTY DETAILS

| | | | |
|---------------------------|---|----------------------|--|
| Municipal Address: | 5 Kuryluk Boulevard, Sturgeon County, Alberta | Utilities: | Electrical and Gas. Water (Cistern) and Sewer (Septic) |
| Legal Description: | Plan 0929804, Lot 1, Block | Sale Price: | \$1,700,000 |
| Zoning: | 13 - Medium Industrial | Taxes: | \$14,574.78 (2024) |
| Market: | ProNorth Industrial Park | Availability: | Immediate |
| Site Size: | 5.49 Acres (Approximatley 3.5 acres gravelled) | | |





BUILDING 1



WAREHOUSE

| | |
|-----------------------|---|
| Area: | 3,600 SF |
| Age: | 2015 |
| Loading: | (1) 45' x 18' Hangar Door and (1) 14' x 16' Grade |
| Clear Height: | 19.5' |
| Other Details: | Drainage |
| Lighting: | T5 |
| Radiant: | Heat |
| With electric openers | |
| 20' Concrete Apron | |
| Clear Span Warehouse | |

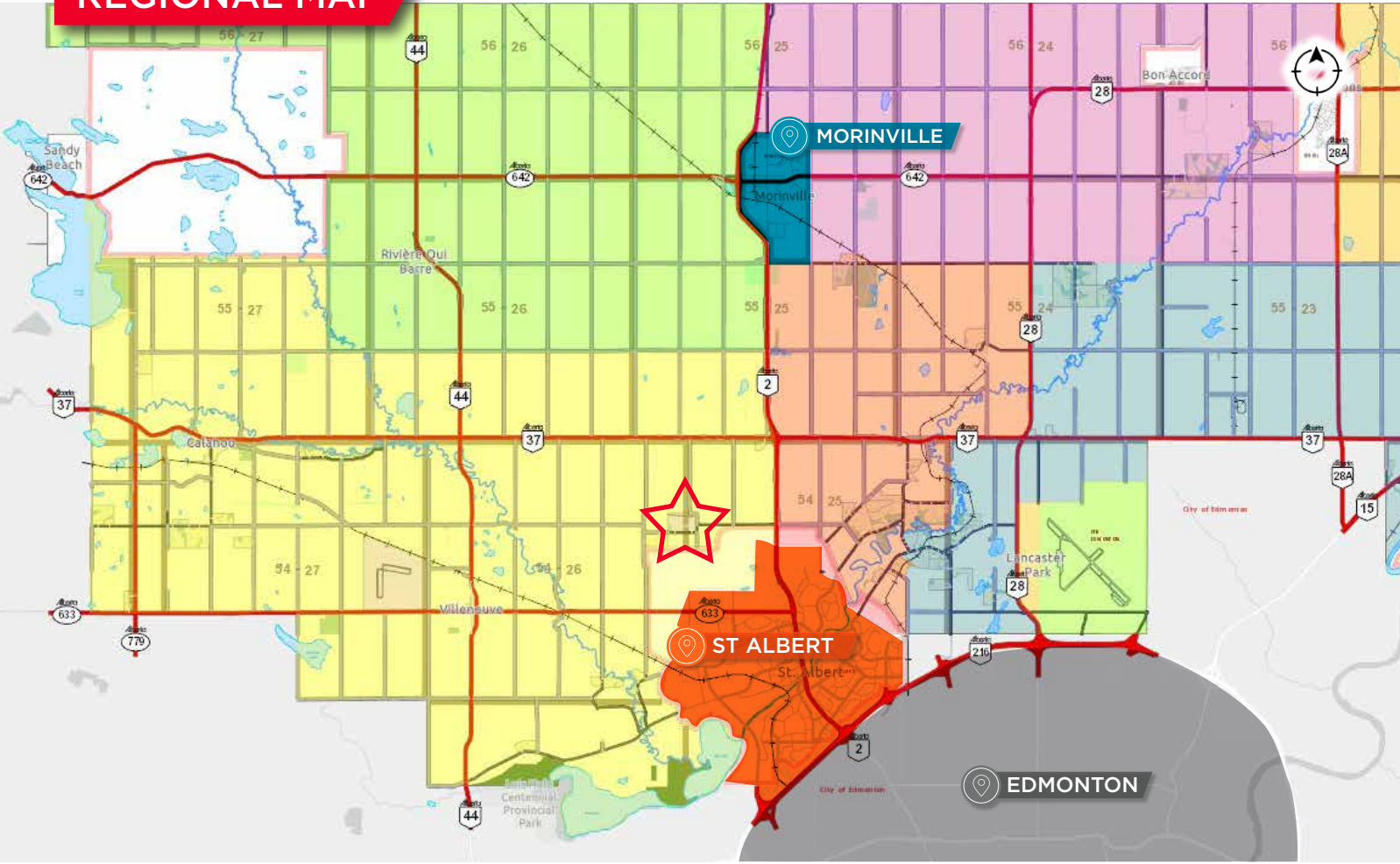
BUILDING 2



OFFICE & STORAGE

| | |
|-------|----------|
| Area: | 3,200 SF |
|-------|----------|

REGIONAL MAP



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