

FOR SALE

154 – 314 ACRES OF INDUSTRIAL LAND IN ALBERTA'S INDUSTRIAL HEARTLAND

20506 Township Road 560, Strathcona County, AB



Industrial Land in Alberta's Industrial Heartland

Royal Park Realty is pleased to offer for sale 154 to 314 acres ± of industrial land located in Alberta's Industrial Heartland, west of Bruderheim. These parcels feature a CN Rail line running through the land, an existing homestead and surface lease income. The properties also offer major access to Highway 15 (High Load Corridor).

CONTACT

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ROYAL PARK
REALTY™

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FOR SALE | Land in Alberta's Industrial Heartland



Property Information & Financials

MUNICIPAL ADDRESS	20506 Township Road 560, Strathcona County, AB
LEGAL DESCRIPTION	4; 20; 55; 31; NE & 4; 20; 56; 6; SE
ZONING	AG (Agriculture: General)
SITE AREA	154 - 314 Acres ±
SALE PRICE	Market
PROPERTY TAXES	\$2,423.92/annum (2024)

Additional Information

- *CN Rail line runs through the south parcel (810 m)*
- *Homestead with several outbuildings*
- *Surface lease income in place*

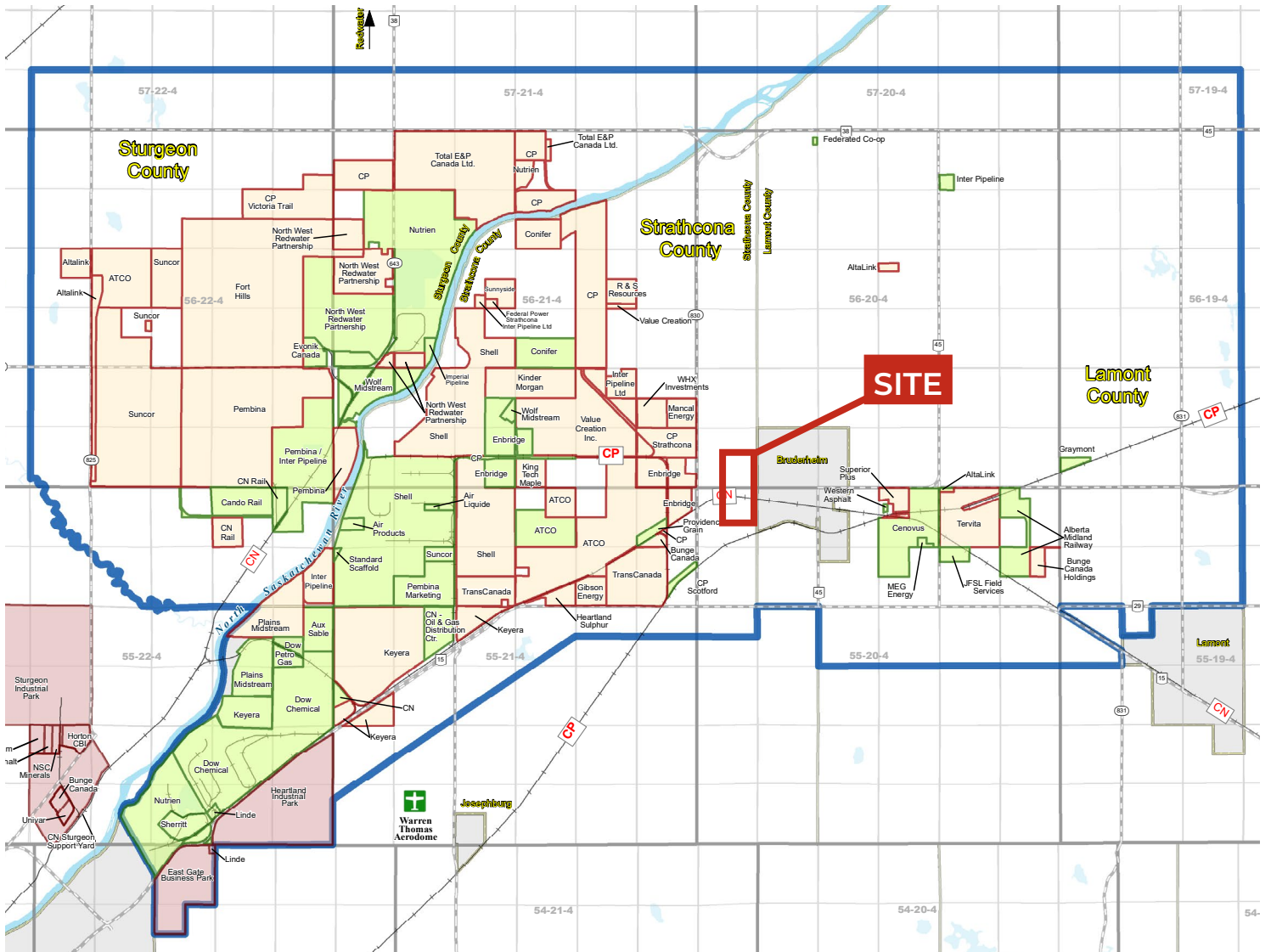


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ALBERTA INDUSTRIAL HEARTLAND MAP



Alberta's Industrial Heartland continues to grow into Canada's largest hydrocarbon processing region. Located northeast of Edmonton, this region boasts over \$45 billion in existing capital investment and is home to more than 40 companies across various sectors. These include oil, gas and petrochemical production and processing, as well as advanced manufacturing. The AIH is at the centre of a world-class continental transportation network, with planned expansions to enhance access to global markets. Numerous incentive opportunities within the region and province encourage investment in the AIH.

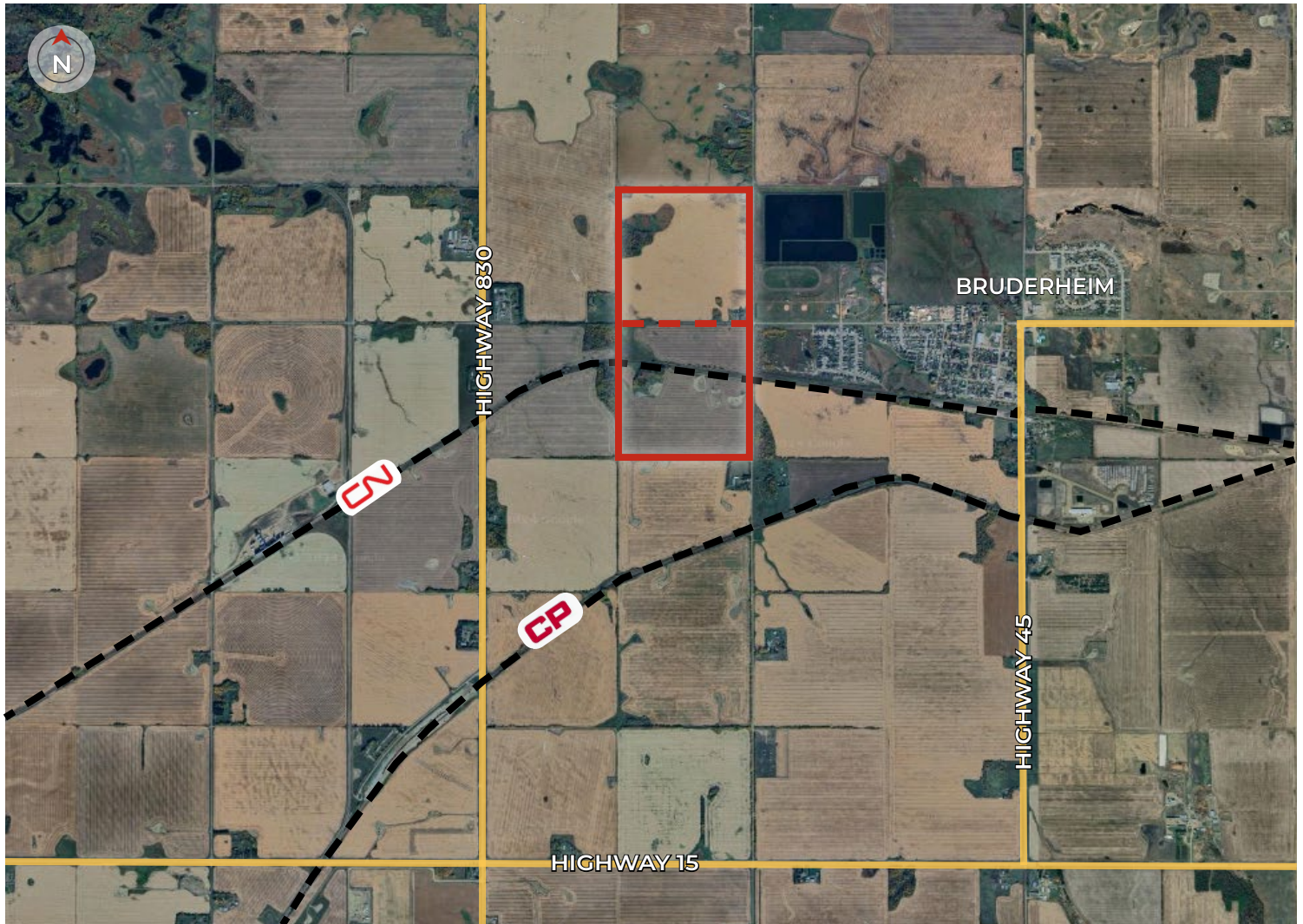


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Property Location | Land For Sale in Alberta's Industrial Heartland



Quality Based on *Results*, Not *Promises*.



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