

NW5-57-21-W4M 160 acres (65 hectares) Zoned Agricultural Heartland (AG-H)



160 acres (65 hectares) Zoned Industrial Service Heartland (AG-H)

SW5-57-21-W4M

Heartland Quarters | Edmonton, AB

320 acres Industrial/AG parcel for sale

Strategic location positions itself close to existing Industrial zoning and on the doorstep of Canada's most dynamic industrial centre. Heartland Quarters boasts a considerable 320 acres land package, made up of a 160 acre commercial zoned parcel, plus an additional 160 acres of agricultural heartland.

Conor Gillen

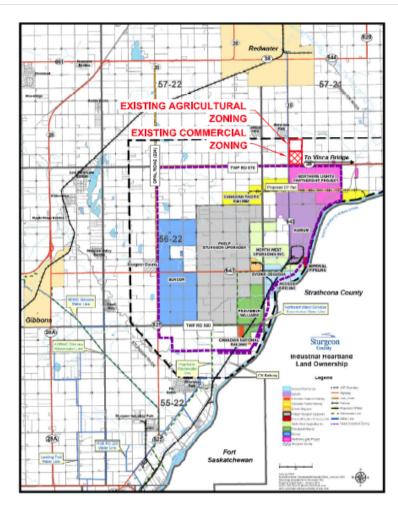
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Property Overview

Address:	NE corner of the intersection of Highway 38 and Highway 643
Parcel Breakdown:	160 acres (64.75 hectares) commercial industrial service heartland (zoned ISCH) <u>160 acres (64.75 hectares) agricultural heartland (zoned AG-H)</u> 320 acres (130 hectares) total
Comments	 Strategic location of the land positions itself close to existing Industrial zoning and on the doorstep of Canada's most dynamic industrial centre. The Municipal Development Plan in place by Sturgeon County supports the development of business commercial land uses on the Heartland Quarter lands. Directly north of the Redwater Nutrien fertilizer Plant (3kms) North East of NWR Sturgeon Refinery (8 kms) Adjacent to R&M Poultry Farm

Adjacent to R&M Poultry Farm

Map:



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