

FOR SALE/LEASE

STURGEON COUNTY INDUSTRIAL LAND

55021 Range Road 225, Sturgeon County, AB



HIGHLIGHTS

- 73.23 Acres \pm industrial land in Sturgeon County
- 20 Acres \pm remaining for lease
- 5,600 sq ft \pm quonset with (2) 12' x 16' drive-thru OH doors, 1,255 sq ft \pm single wide mobile home and 400 sq ft \pm office (green shack)
- Site is partially fenced and gated with gas and power services
- Dual site access allowing for demisable options and private storage
- Lands are heavily compacted, graveled and prepped
- Located directly off Hwy 825 with easy access to major industrial industries and developments

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Neighbourhood | Sturgeon County Industrial Land



JOIN NEIGHBOURS SUCH AS:

- Univar Solutions
- Bunge
- MS Logistics
- Horton CBI
- Gowen Argo
- Hexion
- McSween Custom Fab

DRIVE TIMES:

- 30 MINS TO ACHESON
- 30 MINS TO EDMONTON CITY CENTRE
- 40 MINS TO NISKU/LEDUC
- 40 MINS TO EIA



INFORMATION & FINANCIALS

MUNICIPAL ADDRESS 55021 Range Road 225,
Sturgeon County, AB

LEGAL DESCRIPTION NW-5-55-22-4

ZONING I4 ([Medium Industrial/ Serviced District](#))

SITE SIZE 73.23 acres ±
20 acres ± remaining for lease

SALE PRICE Contact Listing Agent

PROPERTY TAXES \$105,663.33/yr (2025)

LEASE RATE Market (Includes taxes/insurance)



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Available



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Photos | Sturgeon County Industrial Land



Property Location



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IM Zoning | Sturgeon County Industrial Land

This district provides for a broad range of compatible medium intensity industrial uses on fully serviced parcels within planned industrial park locations. These uses may require appropriate exterior storage or exterior manufacturing and processing activities which shall be considered accessory to a principal use on a parcel. Any nuisance factor should be of limited impact beyond the boundaries of the parcel.

| Permitted Uses | Discretionary Uses |
|--|--|
| <i>Accessory, building*</i> | <i>Accessory, building*</i> |
| <i>Accessory, use*</i> | <i>Accessory, use*</i> |
| <i>Administrative building</i> | <i>Data Processing Facility</i> |
| <i>Agricultural support service</i> | <i>Dugout</i> |
| <i>Auctioneering establishment</i> | <i>Equipment sale, service and rental, minor</i> |
| <i>Bulk fuel sale</i> | <i>Outdoor storage</i> |
| <i>Cannabis production and distribution facility, micro</i> | <i>Rail yard</i> |
| <i>Cannabis production and distribution facility, standard</i> | <i>Sales Centre</i> |
| <i>Commercial school</i> | <i>Salvage yard</i> |
| <i>Contractor service, major</i> | <i>Temporary asphalt plant</i> |
| <i>Contractor service, minor</i> | <i>Temporary concrete batch plant</i> |
| <i>Crematorium</i> | <i>Vehicle sale and rental</i> |
| <i>Equipment sale, service and rental, major</i> | |
| <i>Fleet service</i> | |
| <i>Gas processing plant</i> | |
| <i>General industrial</i> | |
| <i>Kennel and animal boarding</i> | |
| <i>Rail spur</i> | |
| <i>Recreational vehicle storage facility</i> | |
| <i>Storage facility</i> | |
| <i>Topsoil screening</i> | |
| <i>Transloading facility</i> | |
| <i>Warehousing</i> | |

* Refer to Section 6.1 for further clarification.



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Industrial Heartland



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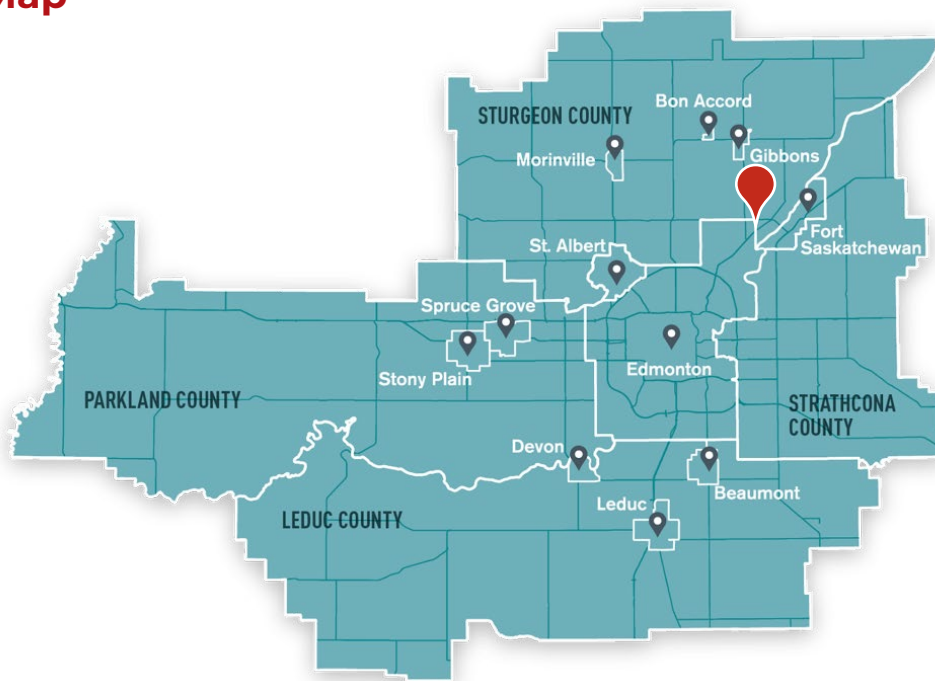
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Aerial



Regional Map



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- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

Tyler Weiman, SIOR Partner, Associate



In 2017, Tyler became part of the firm following a prosperous 14-year professional hockey career that took him on extensive journeys across North America, Europe, and Asia. He places the utmost importance on professionalism, a commitment to excellence, and meticulous attention to detail when serving his clients, helping them in attaining their business objectives.

As a partner at Royal Park Realty, Tyler brings with him a wealth of knowledge, enthusiasm, and determination to achieve optimal outcomes for both property owners and users. His approach involves becoming an invaluable resource to his clients by deeply comprehending their requirements and fostering enduring relationships.

Tyler has achieved the prestigious SIOR designation (Society of Industrial and Office Realtors), which represents the pinnacle of expertise, productivity, and ethical standards in the real estate sector. Those with the SIOR designation are acknowledged by corporate real estate leaders, commercial real estate professionals, brokers, agents, lenders, and others in the industry as the most proficient and seasoned brokerage experts across all markets.

His expertise lies in various aspects of commercial and industrial real estate, including leasing, buying, selling, acquiring, and disposing of properties. Tyler's focus encompasses a wide range of property types, such as owner/user and multi-tenant industrial buildings, expansions, custom-built solutions, relocations, land acquisitions, and the development of industrial properties. Tyler finds satisfaction in contributing to the community and remains actively engaged with several charitable organizations. He and wife are raising their four children in the Edmonton area.

Joel Wolski Director, Associate



Joel moved to Edmonton in 1970 from Saskatchewan. He graduated from Northern Alberta Institute of Technology with multiple diplomas and continued his education at the University of Alberta. Joel later obtained his Commercial Pilot License.

Joel began in the Automotive Service Industry where he owned and operated three auto service centres and was later a partner in an automobile dealership. After a brief stint in the aviation industry, Joel joined Royal Park Realty in 2004 and became a director in 2010.

Joel's strong business background enables him to provide top quality service, ensuring his clients get the most out of their real estate transaction. He is a top performer with Royal Park Realty, working with many local, national and international clients.

Joel spends his time off with his wife and two daughters enjoying many activities, from skiing in the winter to water-skiing in the summer.



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