

FOR SALE | 128.11 Acres of Industrial Land

HCR | HUGHES
COMMERCIAL
REALTY GROUP



SALE PRICE:
\$7,600,000
(\$59,342 PER ACRE)



Univar Solutions

BUNGE

Nutrien
Solutions

RR 225 SERVICE ROAD
HIGHWAY 825

N

Prime Industrial Land: Full municipal services with flexible zoning, located in Canada's largest hydrocarbon and petrochemical hub with \$50B+ in ongoing capital investment.

Highway Accessibility: Prime frontage along Highway 825 with turning lanes, service road frontage providing multiple access points, and direct access to Alberta's High Load Corridor to Fort McMurray.

Data Centre Potential: Adjacent to a 240 kV double-circuit line and 3.2 km from Lamoureux Substation. AltaLink's Pre-SASR indicates feasible connection options with scalability from 250 MW to 350-550 MW, with capacity determined by AESO allocation process. The property has the scale and zoning to support on-site generation (natural gas, hydrogen, or renewables), enabling reliable interim power until AESO Phase 2 grid allocations. [i](#)

Subdivision Potential: The property can be subdivided into multiple lot sizes, with dedicated access to each lot (see concept plan below).

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MUNICIPAL ADDRESS

Highway 825 & RR 225 Sturgeon County, AB

SITE SIZE

± 128.11 acres

SERVICES

Full municipal services to the property line

LEGAL DESCRIPTION

Plan 7820762; Lot A

CURRENT ZONING

I4 Medium Industrial Serviced District ⓘ

POWER

AltaLink's Pre-SASR report indicates feasible connection options with scalability from 250 MW to 350-550 MW

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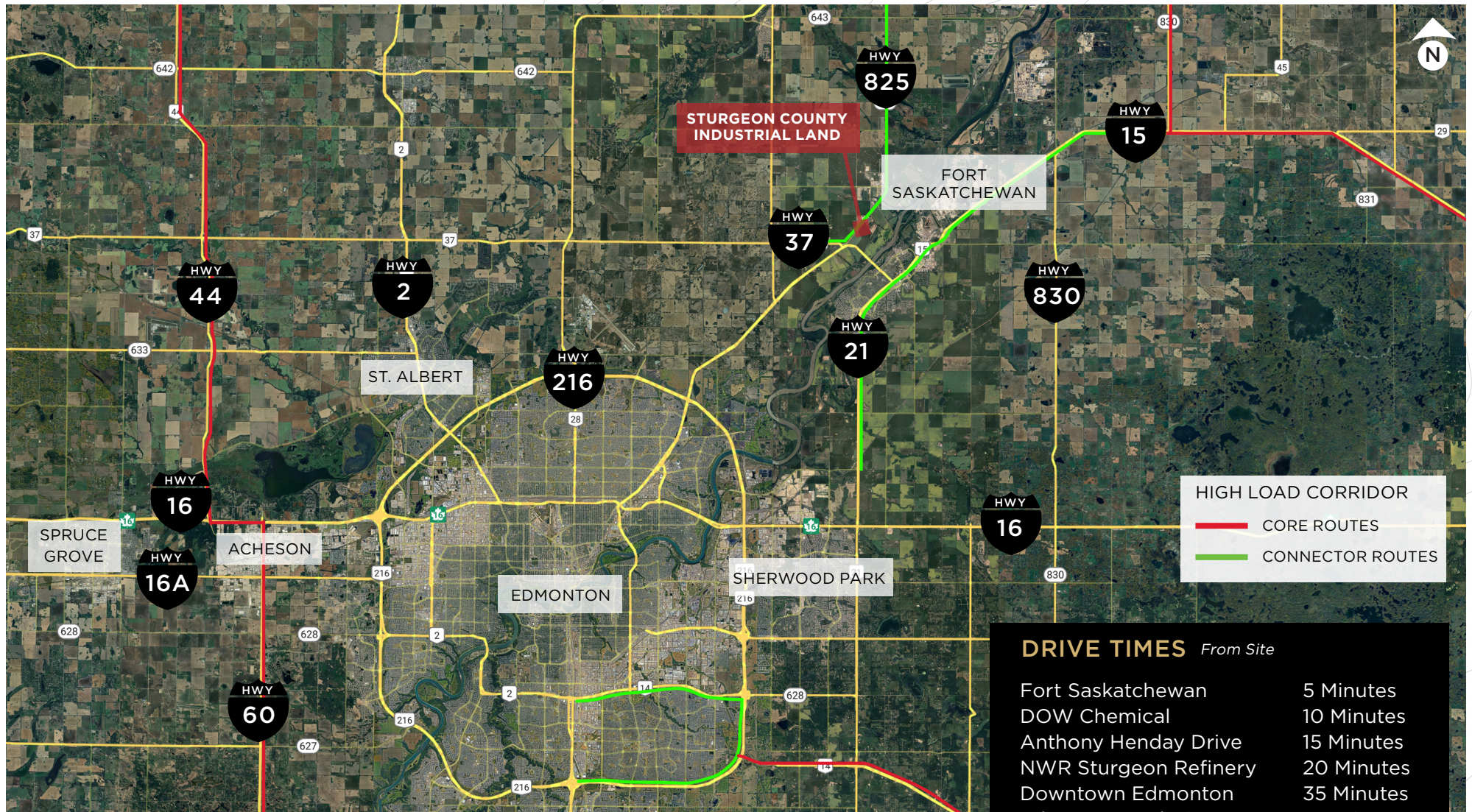


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Companies Who Chose to do Business in Alberta's Industrial Heartland



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MAJOR ROADWAYS



An important route that connects the areas north of Edmonton, providing a vital corridor for both local and regional traffic.



Highway 21 in Alberta is a significant route that runs north-south, linking communities from the southern part of the province to the Edmonton area.



Known as Anthony Henday Drive, this 78 kilometer ring road encircles Edmonton.



Trans-Canada Corridor connecting Parkland to the West Coast and Port of Prince Rupert.

HUGHES COMMERCIAL REALTY GROUP

Alberta's Premiere Award-Winning Brokerage - Built on Trust, Driven by Results



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