

FOR SALE/LEASE

STURGEON COUNTY INDUSTRIAL LAND

55021 Range Road 225, Sturgeon County, AB



HIGHLIGHTS

- 73.23 Acres (+/-) industrial land in Sturgeon County
- 35 Acres (+/-) available for lease
- 5,600 sq ft (+/-) quonset with (2) 12' x 16' drive-thru OH doors, 1,255 sq ft (+/-) single wide mobile home and 400 sq ft (+/-) 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

CONTACT

TYLER WEIMAN, SIOR

Partner, Associate

T 780.423.7578 **C** 780.995.0028

tyler@royalparkrealty.com

JOEL WOLSKI

Director, Associate

T 780.423.7599 **C** 780.904.5630

joel@royalparkrealty.com



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PROPERTY DETAILS

MUNICIPAL ADDRESS	55021 Range Road 225, Sturgeon County, AB
LEGAL DESCRIPTION	NW-5-55-22-4
ZONING	IM (Medium Industrial/ Serviced District)
SITE SIZE	73.23 Acres (+/-) 35 Acres (+/-) available for lease

FINANCIALS

SALE PRICE	Contact Listing Agent
PROPERTY TAXES	\$101,654.39 (2023)
LEASE RATE	Market (Includes taxes/ insurance)



- 30 MINS TO ACHESON
- 30 MINS TO EDMONTON CITY CENTRE
- 40 MINS TO NISKU/LEDUC
- 40 MINS TO EDMONTON INT'L AIRPORT

NEIGHBOURHOOD



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PHOTOS



PROPERTY LOCATION



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IM ZONING

The purpose of this Zone is to provide for manufacturing, processing, assembly, distribution, service and repair Uses that carry out a portion of their operation outdoors or require outdoor storage areas. Any nuisance associated with such Uses should not generally extend beyond the boundaries of the Site. This Zone should normally be applied on the interior of industrial areas adjacent to collector and local industrial public roadways such that Uses are separated from any adjacent residential areas by a higher quality Industrial or Commercial Zone.

Permitted Uses	Discretionary Uses
Animal Hospitals and Shelters	Auctioneering Establishments
Breweries, Wineries and Distilleries	Automotive and Equipment Repair Shops
Equipment Rentals	Creation and Production Establishments
Fleet Services	Market
General Contractor Services	Natural Resource Developments
General Industrial Uses	Residential Sales Centres
Vehicle and Equipment Sales/Rentals	Urban Gardens
Land Treatment	Urban Outdoor Farms
Recycling Depots	Fascia Off-premises Signs
Recycled Materials Drop-off Centres	Freestanding Off-premises Signs
Special Event	Major Digital Signs
Temporary Storage	Minor Digital Off-premises Signs
Urban Indoor Farms	Minor Digital On-premises Signs
Fascia On-premises Signs	Minor Digital On-premises Off-premises Signs
Fascia Off-premises Signs	Roof Off-premises Signs
Freestanding On-premises Signs	Roof On-premises Signs
Freestanding Off-premises Signs	Temporary Off-premises Signs
Projecting On-premises Signs	
Roof On-premises Signs	
Temporary On-premises Signs	

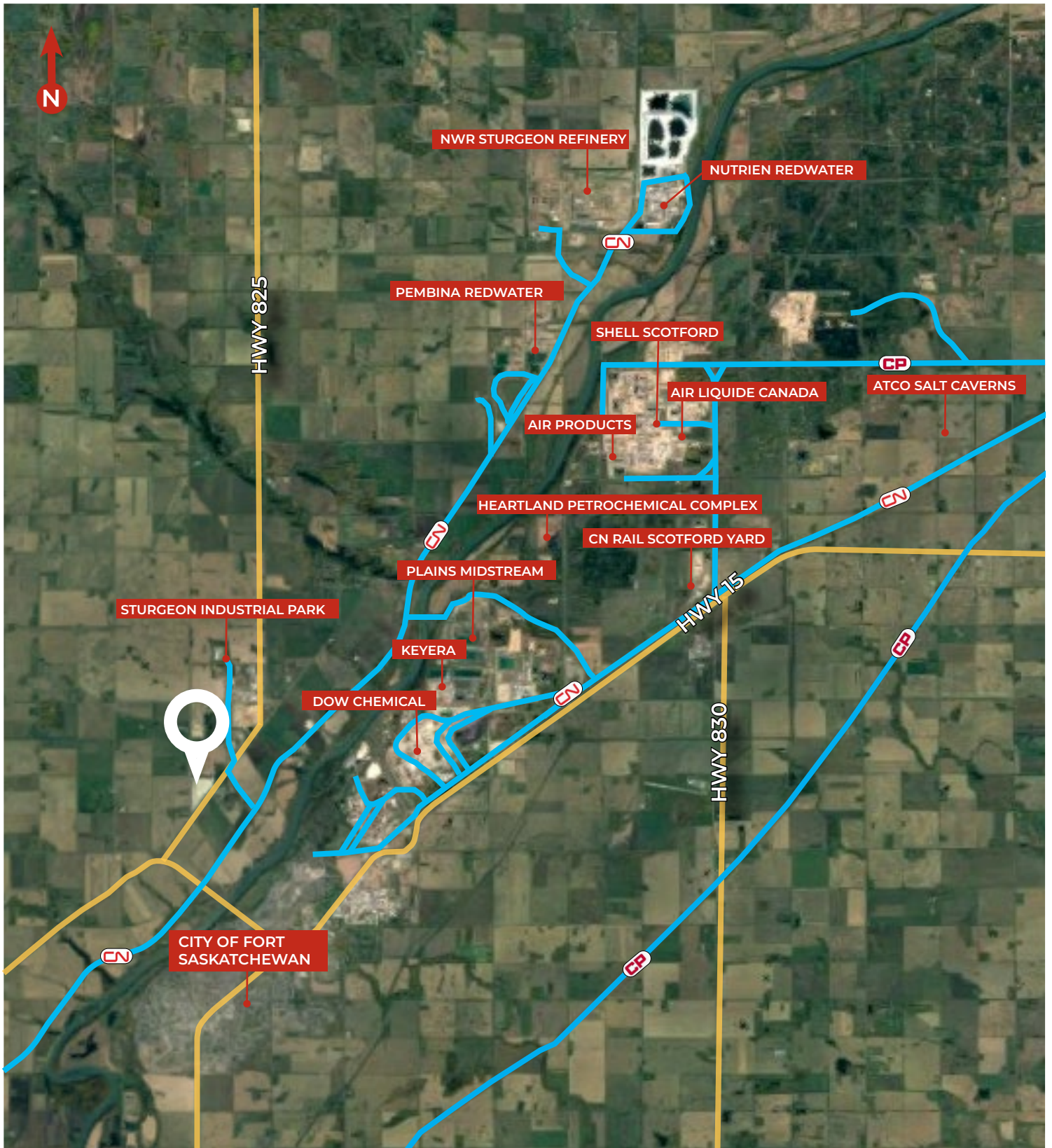


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INDUSTRIAL HEARTLAND



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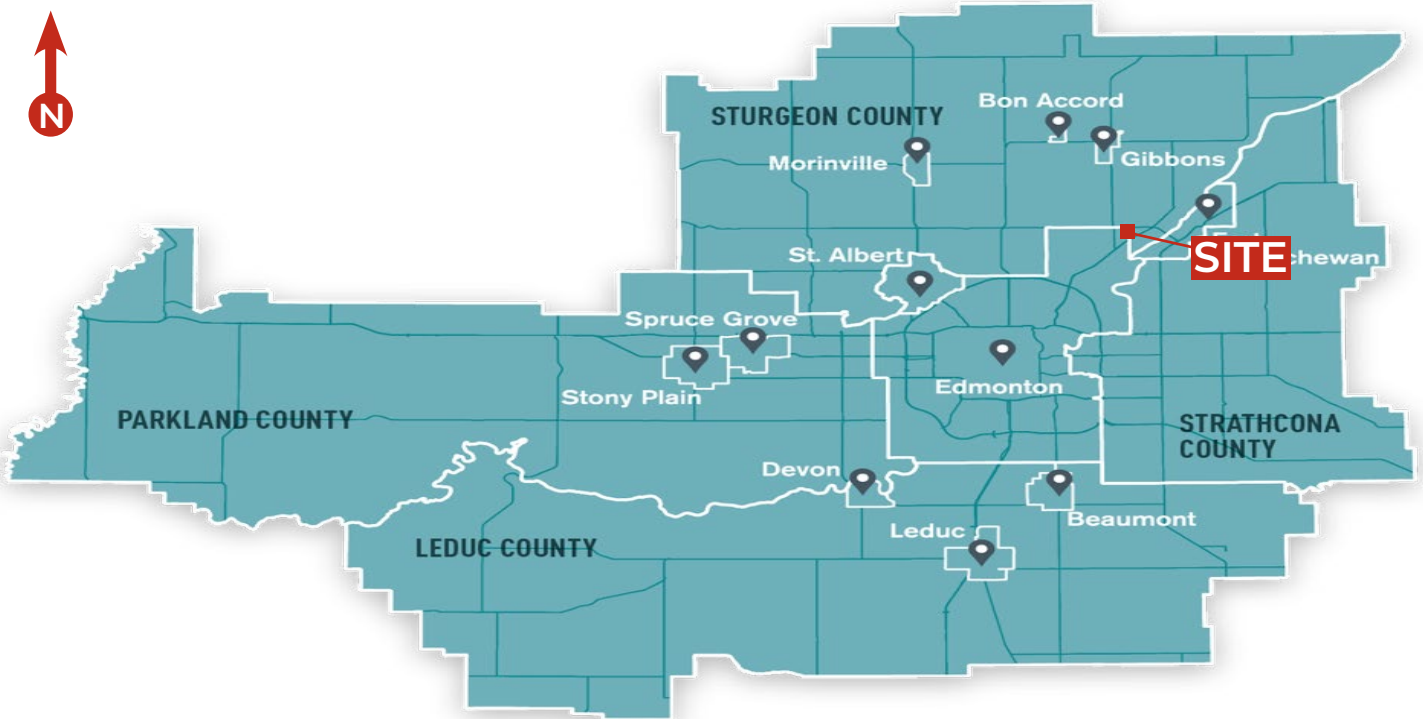
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AERIAL



REGIONAL MAP

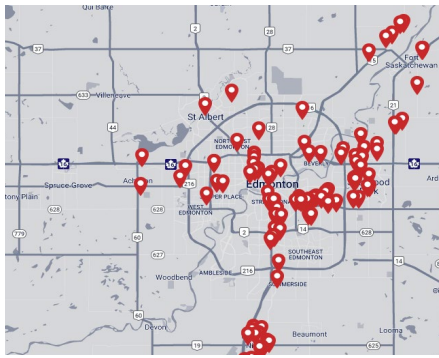


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ABOUT ROYAL PARK REALTY



- 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

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.

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.



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