



Colliers

HWY
38

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

SW5-57-21-W4M
160 acres (65 hectares)
Zoned Industrial Service Heartland
(AG-H)

TWP
570

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.

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Property Overview

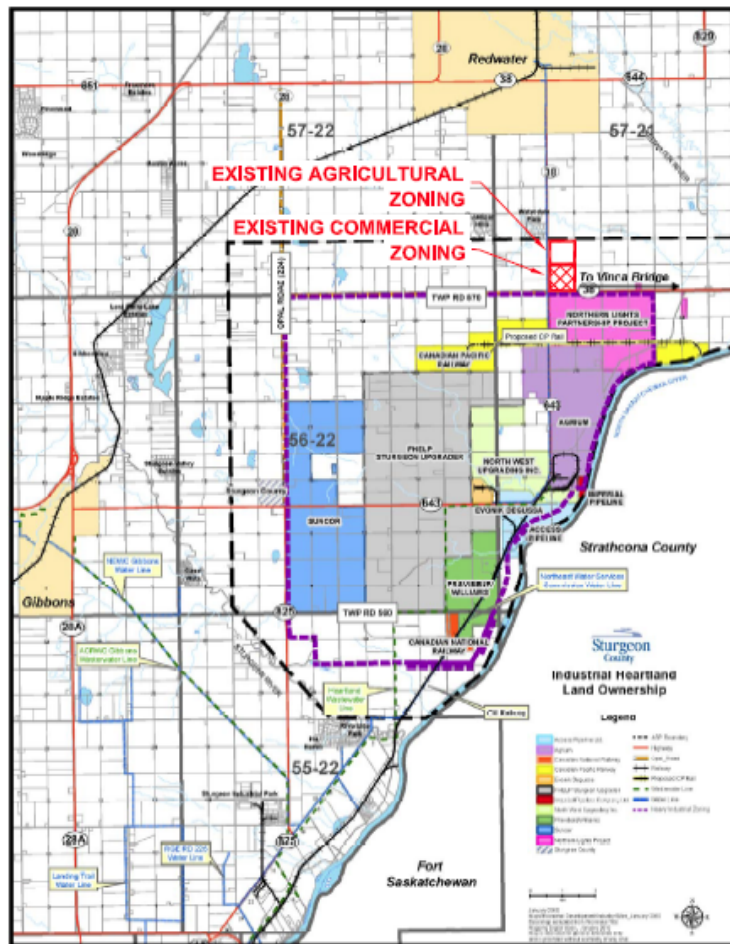
Address: NE corner of the intersection of Highway 38 and Highway 643

Parcel Breakdown: 160 acres (64.75 hectares) commercial industrial service heartland (zoned ISCH)
160 acres (64.75 hectares) agricultural heartland (zoned AG-H)
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

Map:



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