

INDUSTRIAL LAND FOR SALE

HIGHWAY 825 & RANGE ROAD 224A
STURGEON COUNTY, ALBERTA



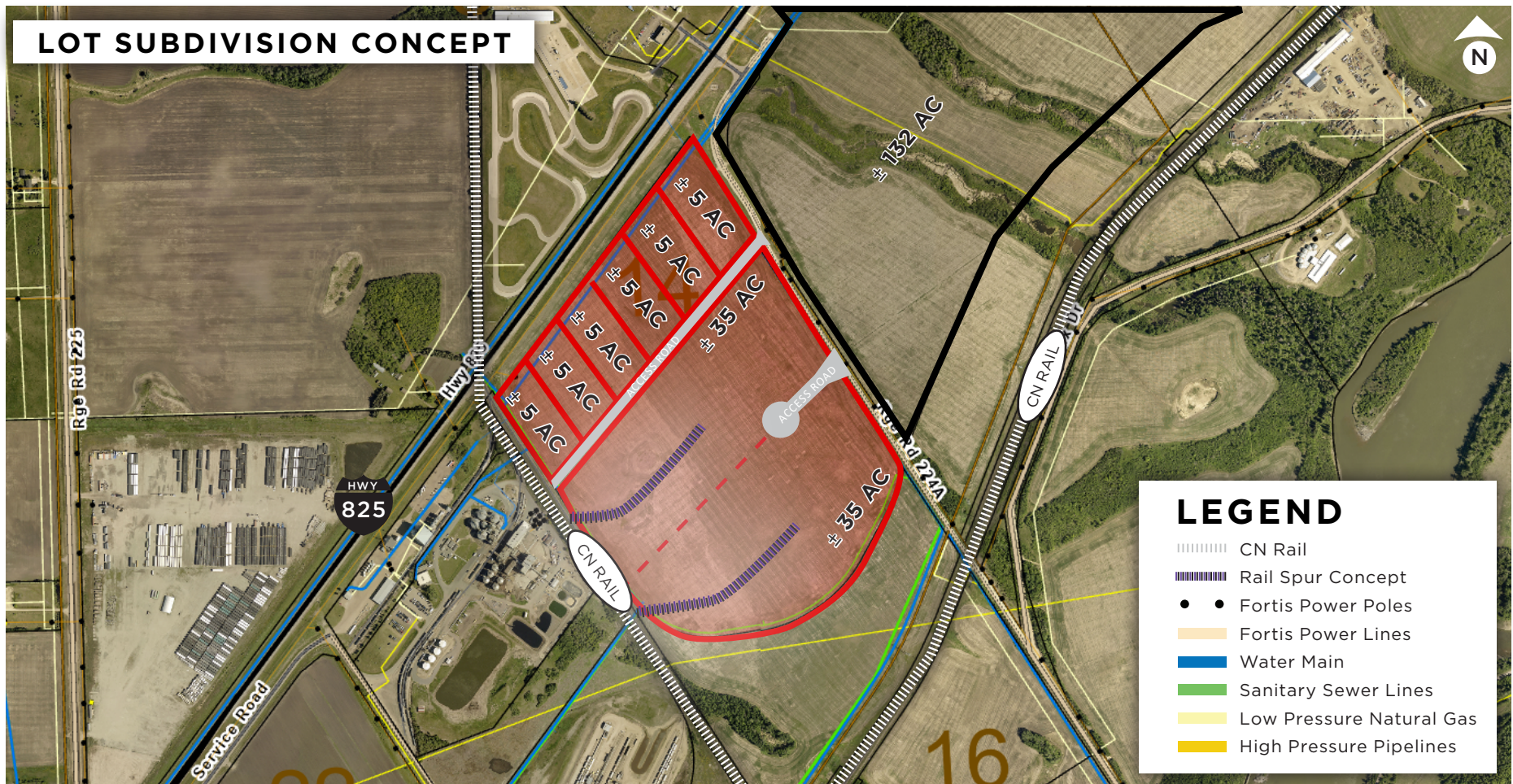
HUGHES
COMMERCIAL
REALTY GROUP



- 103.79 acres of industrial with full municipal services to the property and rail access potential
- Adjacent 132 acres of industrial land available for larger-scale end-users
- High-visibility industrial land with seamless access to Highway 825 and Alberta's High Load Corridor
- Well located in the Sturgeon Industrial Park, directly adjacent to the CN rail line
- Data Centre Opportunity: Within 1.5 km from Lamoureux Substation. Permitted uses include Data Processing Facility (Major) and Gas Processing Facility.

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THE DETAILS | STURGEON COUNTY LAND



MUNICIPAL ADDRESS

Highway 825 & Range Road 224A
Sturgeon County, Alberta

LEGAL DESCRIPTION

Plan 7521441, Lot A

LAND SIZE

± 103.79 Acres

SERVICES

Water, Sanitary, Power, Gas
with rail access potential

ADDITIONAL LAND

Adjacent 132 Acres available *[inquire for pricing]*

ZONING

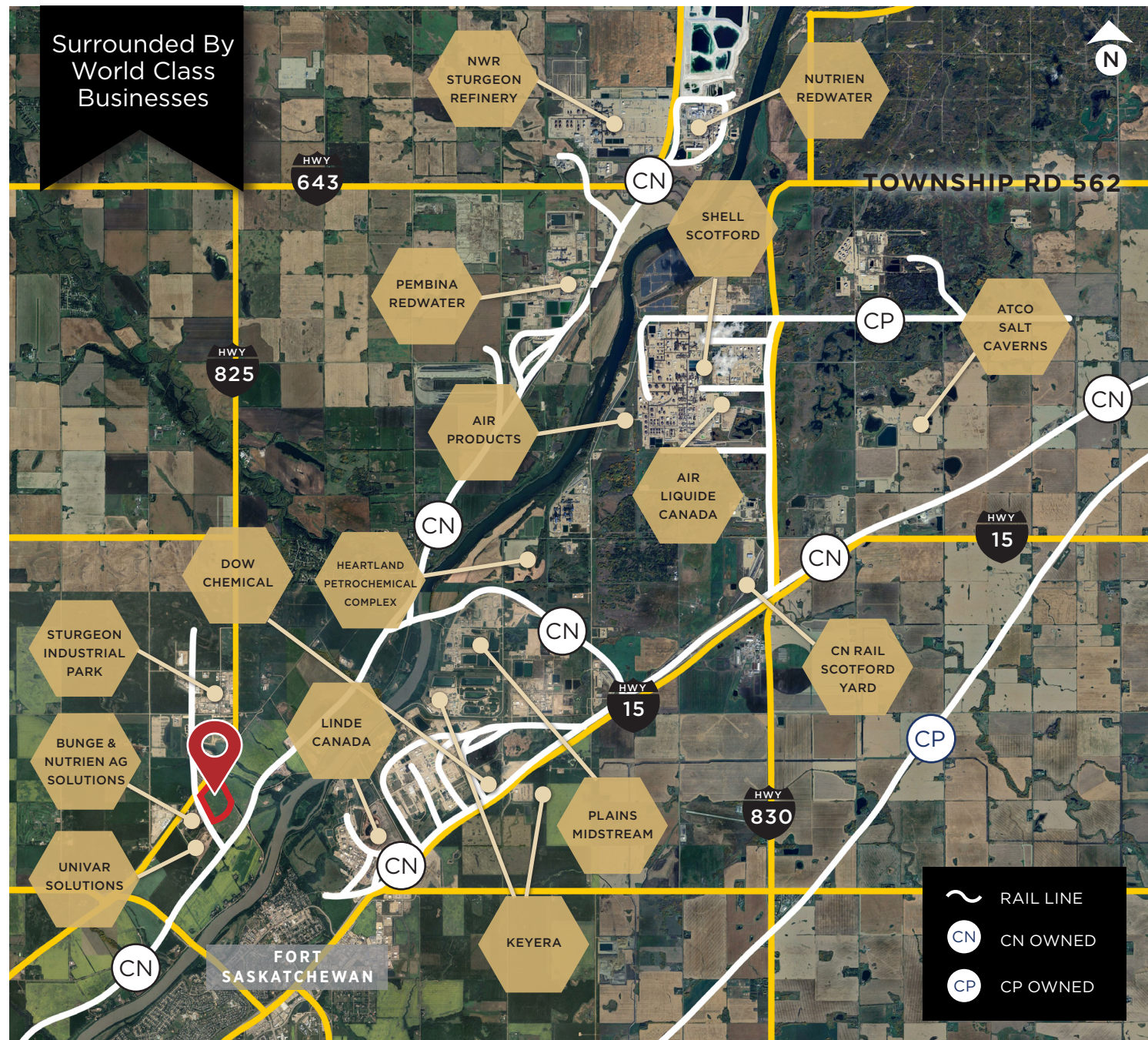
I4 - Medium Industrial Serviced District ⓘ



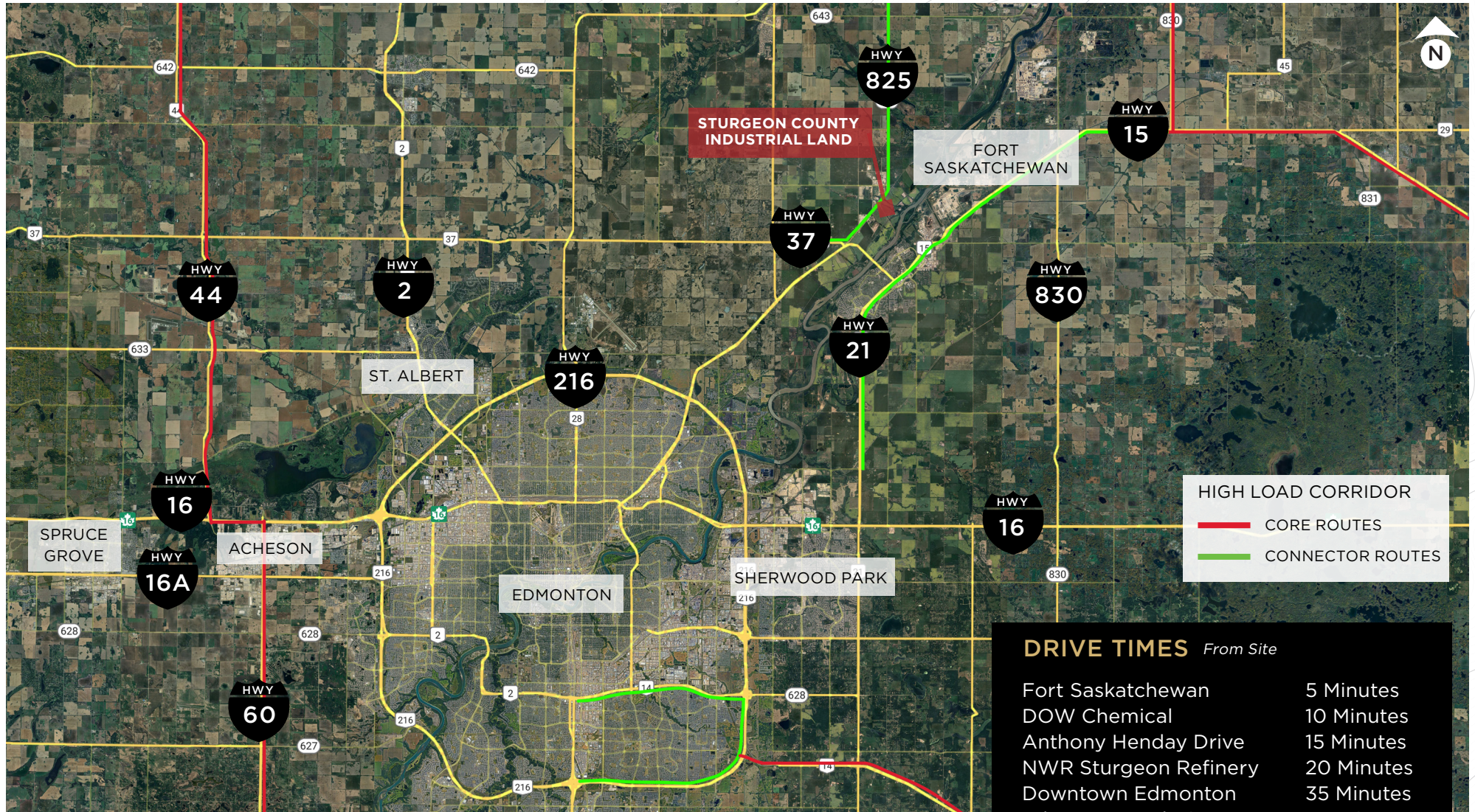
LIST PRICE:
\$6,975,000
(\$67,200 per acre)

THE BUSINESSES | STURGEON COUNTY LAND

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



THE LOCATION | STURGEON COUNTY LAND



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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