



±32 Acre Fully Engineered Industrial Site

TURNKEY LAYDOWN YARD — DIRECT HIGHWAY 881 ACCESS

AN ALBERTA DEPARTMENT MISCELLANEOUS LEASE (DML) - RENEWABLE
CROWN SURFACE LEASE WITH LONG-TERM SECURITY (NEXT REVIEW IN 2049)

HIGHWAY 881, LAC LA BICHE COUNTY, AB

FOR SALE



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEdmonton.com

CONOR CLARKE

Senior Associate
780 720 7352
cclarke@naiedmonton.com

RYAN BROWN

Partner
587 635 2486
rbrown@naiedmonton.com

CHAD GRIFFITHS

Partner
780 436 7414
cgriffiths@naiedmonton.com

DREW JOSLIN

Associate
780 540 9100
djoslin@naiedmonton.com

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Property Highlights

- ±32.1-acre fully engineered industrial site with ±20.5 acres of developed gravel laydown and ±11.6 acres for future expansion.
- Direct Highway 881 access via a custom interchange and ±530 m all-weather gravel road built to provincial standards.
- Heavy-duty engineered gravel surface designed for year-round storage of equipment, pipe, modules and tanks.
- Turnkey opportunity with major site preparation complete, saving years of development time and capital.
- Prime oil sands location adjacent to CNRL Kirby SAGD and near major Cenovus, Imperial, Suncor and Husky operations.
- Highway 881 twinning underway, enhancing access and future staging yard potential.



1 HOUR+
TO LAC LA BICHE, AB



30 MINS
TO CONKLIN, AB

Additional Information

SITE AREA	±32.1 AC (13.0 ha) Long Term - Crown Land Lease
LEGAL DESCRIPTION	NW 1/4 Sec. 17-74-8-W4M, Lac La Biche County, AB
SITE/YARD SIZE	±32.1 AC (±20.5 AC developed laydown + ±11.6 AC undeveloped)
POWER	Power on site (TBC) Power lines are within 300 metres± from the property
ZONING	TBC — Crown surface lease (Lac La Biche County)
DRAINAGE	A drainage ditch runs east-west, separating the developed (south) and undeveloped (north) portions. Site is relatively flat with a gentle slope to the northwest.
NOTES	TENURE: renewable Crown surface lease (AB Environment & Protected Areas / DML), no renewal cap, next review 2049. Site engineered ±2015 by ATCO for AltaLink (transmission laydown): geogrid + geotextile + crushed gravel; granular fill assessed as re-usable and comparable to Alberta Transportation 6-80 spec (CTA geotech 02-3899). Hwy 881 twinning Phase 3 (Conklin) scheduled next year; site being added to the project tender package. Gravel Prep: 18,200 cubic meters for the yard + 2500 cubic meters for the roadway for a total of 20,700 cubic meters or approximately 40,000 metric tonnes of gravel
PROPERTY TAXES	TBD — Crown lease (annual rent ±\$1,900)
SALE PRICE	\$2,750,000





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