



# FOR SALE

HIGHWAY 2A LAND, RED DEER, AB



#### **LOCATION**

Blindman/Chiles Industrial Park



#### **SALE PRICE**

\$60,000/Acre



#### **ZONING**

I1 Light Industrial



#### **LEGAL DESCRIPTION**

Plan 2220924, Block 1, Lot 1



#### **PARCEL SIZE**

46.46 Acres



#### **PROPERTY TAXES**

\$50,000 est. (2022)

## PROPERTY DETAILS

46.46 acres of land available ready to be developed, great exposure to Highway 2A and convenient access to the major highways. Located in between the Chiles Industrial Park and Blindman Industrial Park and within minutes from Red Deer, an ideal location for light industrial use.

## RESIDUAL DEVELOPMENT ITEMS

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Subject property has been subdivided and falls under the North of 11A Major Area Structure Plan (“MASP”). The MASP identifies the area to be light and heavy industrial land use with any future development or subdivision of the parcel requiring an Industrial Area Structure Plan (“IASP”). An IASP would not be required in the event the entire parcel was developed and used. Municipal Reserve and Offsite Levies remain outstanding for the parcel and are detailed below. As part of the sale, the Vendor will extend the current roadway northwards to the subject property on the east side. Municipal services (water, storm, and sewer) are not currently planned to be extended to the parcel within the next 10 years but under special provisions and further investigation, water services may be able to be brought to the subject property.

Total offsite levies owing is \$3,176,767 (\$68,376 per acre).

## CANADIAN PACIFIC RAILWAY

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Incorporated in 1881, the Canadian Pacific Railway is one of Canada’s greatest feats of engineering. Offering transportation services and supply chains throughout Canada. This parcel offers a rare opportunity for a rail spur to be built off the existing Canadian Pacific line. Any inquiries will have to be approved by the Canadian Pacific.

Criteria for CP Rail Approval:

- › Commodity that is being shipped
- › Amount of cars on the site
- › Overall safety of design







**Red Deer**

**Blackfalds**

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