

SALE PRICE \$17,499,000.00

FOR SALE

ALBERTA HEARTLAND INDUSTRIAL INVESTMENT SALE

31,750 SF on 60.05 Acres

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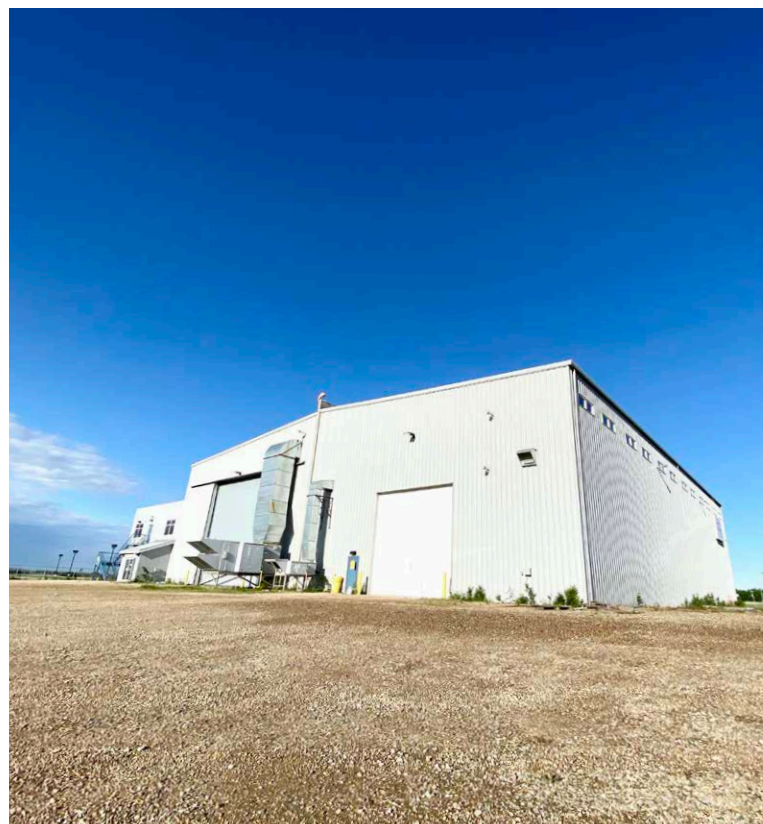
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September 16, 2022





PROPERTY HIGHLIGHTS

- 31,750 SF building on 60.05 acre site
- Building and 15 acres of land leased at \$600,000/annum net to 2027
- Up to 20 acres of excess prepared land available for lease
- (compacted, graveled, lit and fenced) at an asking rate of \$0.75 per square foot
- 20 acres of raw land for future development opportunity
- Direct access to Alberta's High Load Corridor, Highway 15
- Located in Alberta's Industrial Heartland
- Immediately across the highway from DOW Canada. DOW is in the process of tripling the capacity of their plant.
- The building is comprised of 11,800 SF of office and 19,950 SF of shop space
- Has high ceiling heights (35 and 40 feet), 2400 amp, 120/280 volt power, and two 5-ton cranes



PROPERTY DETAILS

MUNICIPAL ADDRESS

8805 125 Street Fort Saskatchewan, AB

LEGAL DESCRIPTION

Lot 200 Block 2 Plan 1424622

ZONING

IM-Medium Industrial

BUILDING SIZE

31,750 SF

BUILT

2014/2015

LOT AREA

60.05 Acres

ASSESSMENT

\$9,487,140.00

TAX LEVY

(2021): \$132,856.71



SITE AERIAL

DOW CHEMICAL EAST GATE

DOW CHEMICAL

HIGHWAY 15

SITE

FORT SASKATCHEWAN

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