



**CUSHMAN &  
WAKEFIELD**

Edmonton

**FOR SALE**

# **FORMER CHIEFTAIN LANDS**

100, 54408 Range Road 260,  
Sturgeon County, AB

**EXTENSIVE YARD BUILD-OUT**

## **PROPERTY HIGHLIGHTS**

- Extensive yard build-out, over 18" of concrete and gravel crush
- Fully fenced perimeter with 1.14 acre lots on the southern portion of the site with dedicated access
- Metal warehouse is crane compatible (10-ton)
- High end quonset that features in floor heating, 6" slab, and R-16 insulation
- Take advantage of Sturgeon County's competitive tax structure and investment incentives
- Key industrial and commercial centers, including St. Albert, Northwest Edmonton, Acheson, and Morinville, are conveniently accessible within a 20-minute drive or less
- End users can leverage more financing with the Lands fully prepared
- Potential to subdivide into smaller lots

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## PROPERTY DETAILS

<b>Municipal Address:</b>	100, 54408 Range Road 260, Sturgeon County, AB	<b>Building Size:</b>	2,400 SF (Rigid Frame Metal Warehouse) 3,528 SF (Quonset) 320 SF (Relocatable Office) 1,626 SF (Office) 7,874 SF (Total)
<b>Legal Description:</b>	Plan 8322821, Lot 22	<b>Power:</b>	100 amp, 3 Phase
<b>Zoning:</b>	Medium Ind - Unserviced	<b>Lighting:</b>	Fluorescent
<b>Year Built:</b>	Rigid Frame Metal Warehouse: 1986 Quonset: 2010	<b>Heating:</b>	Quonset: In-floor (160btu)
<b>Market:</b>	ProNorth Industrial Park	<b>Crane:</b>	10-ton compatible
<b>Site Coverage:</b>	3%	<b>Sale Price:</b>	\$3,558,500.00
<b>Site Size:</b>	6.47 Acres	<b>Property Tax:</b>	\$21,843.82 (2023)
		<b>Availability:</b>	Immediate





## PROPERTY PHOTOS



OFFICE



WAREHOUSE



QUONSET





AERIAL

5 MINUTE DRIVE TO ALL AMENITIES IN ERIN RIDGE



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