

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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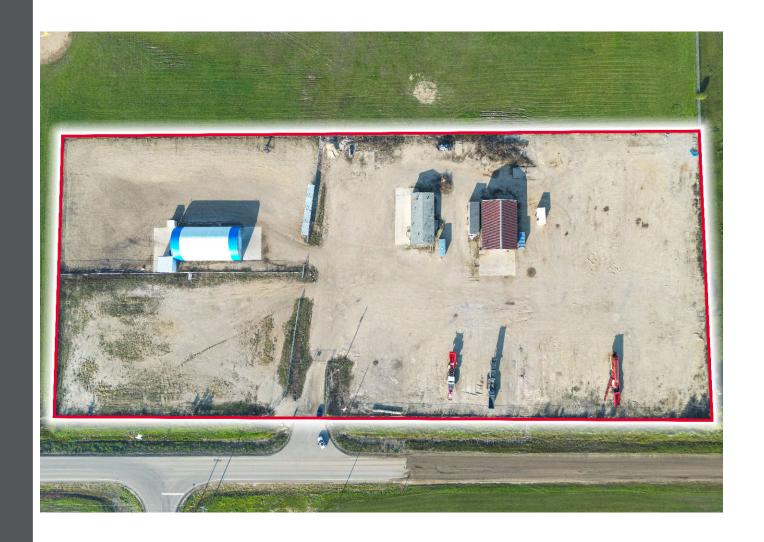
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PROPERTY DETAILS

Municipal Address: 100, 54408 Range Road 260, Sturgeon County, AB **Legal Description:** Plan 8322821, Lot 22 Zoning: Medium Ind - Unserviced Rigid Frame Metal Warehouse: 1986 Year Built: Quonset: 2010 Market: ProNorth Industrial Park Site Coverage: 3% 6.47 Acres Site Size:

Building Size: 2,400 SF (Rigid Frame Metal Warehouse) 3,528 SF (Quonset) 320 SF (Relocatable Office) 1,626 SF (Office) 7,874 SF (Total) Power: 100 amp, 3 Phase Fluorescent Lighting: Quonset: In-floor (160btu) Heating: Crane: 10-ton compatible Sale Price: \$3,558,500.00 **Property Tax:** \$21,843.82 (2023) Availability: Immediate



PROPERTY PHOTOS







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