



**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
- Recent electrical upgrades on-site
- 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

Municipal Address: 100, 54408 Range Road 260,
Sturgeon County, AB

Legal Description: Plan 8322821, Lot 22

Zoning: Medium Ind - Unserviced

Year Built: Rigid Frame Metal Warehouse: 1986
Quonset: 2010

Market: ProNorth Industrial Park

Site Coverage: 3%

Site Size: 6.47 Acres

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: 460/575 V, 3 Phase

Lighting: Fluorescent

Heating: Quonset: In-floor (160btu)

Crane: 10-ton compatible

Sale Price: \$3,558,500.00

Property Tax: \$21,843.82 (2023)

Availability: Immediate



PROPERTY PHOTOS



OFFICE



WAREHOUSE



QUONSET



AERIAL

5 MINUTE DRIVE TO ALL AMENITIES IN ERIN RIDGE



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