

## **PROPERTY DETAILS**

**District:** McKenzie Industrial Business Park

**Zoning:** MI (Medium Industrial)

Site Sizes: 1.24 up to 15.37 acres

**Availability** Lots require subdivision registration

#### **COMMENTS**

- · Fully serviced industrial zoned land
- Good access to amenities provided along Gasoline Alley East and West
- Paved roadways with centralized storm pond
- · Sites initially stripped and graded
- Roads in the area have no road bans allowing for full axle allowances year round



### **AVAILABLE LOTS**

PHASE #	LOT#	SIZE	PRICE PER ACRE	ASKING PRICE
Phase 2A	1	2.61 acres	\$240,000	\$626,400
	2	3.27 acres	\$275,000	\$899,250
	3	1.48 acres	\$310,000	\$458,800
	4	1.47 acres	\$310,000	\$455,700
	5	1.46 acres	\$310,000	\$452,600
	6	1.24 acres	\$310,000	\$384,400
Phase 3	7	5.60 acres	\$175,000	\$980,000
	8	9.77 acres	\$175,000	\$1,709,750
	9	8.52 acres	\$175,000	\$1,491,000

### ZONING

### **MI (Medium Industrial)**

### **Permitted Uses**

- Accessory Building and Accessory Use
- Agricultural Supply Depot
- Auction Mart No Livestock
- Auction Mart Livestock
- Automotive Repair Major
- Automotive Repair Minor
- Cannabis Production Facility
- Commercial Composting Facility
- Contractor Operation
- Crematorium
- Data Processing Centre
- Electric Vehicle Charging Station
- Heavy Equipment Sales / Rental
- Heavy Equipment Service and Repair
- Industrial / Commercial Training Facility
- Lease Bay Building/Commercial Retail Unit
- Manufacturing, Processing or Assembly Facility
- Oilfield Service or Supply Business - Major

- Outdoor Storage as an accessory use only
- Public Utility
- Recycle Depot
- Salvage Yard
- Security / Operator Residential Unit
- Signs
- Solar Energy Devices
- Value Added Agricultural Industry
- Veterinary Clinic
- Warehousing and Storage
- Wind Energy Conversion System, Category 1

### **Discretionary Uses**

- Emergency Services
- Hydrovac Waste Disposal Facility
- Indoor Shooting Range
- Outdoor Storage as a Principal Use



## PHASE 2A - LOTS 1-6

### MCKENZIE INDUSTRIAL BUSINESS PARK

**Zoning:** MI (Medium Industrial)

Site Size: 1.24 up to 11.53 acres

Asking Price:	Size	Price Per Acre	<b>Asking Price</b>
	2.61 acres	\$240,000	\$626,400
	3.27 acres	\$275,000	\$899,250
	1.48 acres	\$310,000	\$458,800
	1.47 acres	\$310,000	\$455,700
	1.46 acres	\$310,000	\$452,600
	1.24 acres	\$310,000	\$384,400

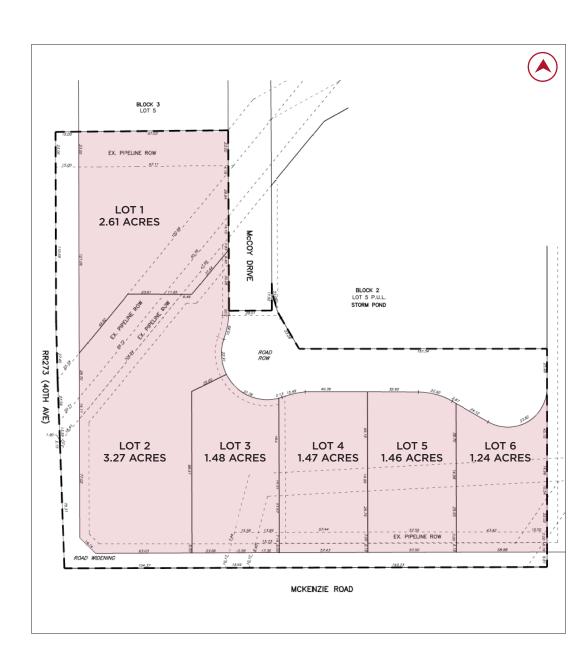
Availability: Lots require subdivision registration and

installation of deep services and roadway.

**Comments:** Excellent visibility to McKenzie Road and

40<sup>th</sup> Avenue.





## **PHASE 3 - LOTS 7 & 8**

### MCKENZIE INDUSTRIAL BUSINESS PARK

**Zoning:** MI (Medium Industrial)

Site Size: 5.60 up to 15.37 acres

Asking Price: Lot # Price Per Acre Asking Price

Lot 7 \$175,000 \$980,000 Lot 8 \$175,000 \$1,709,750

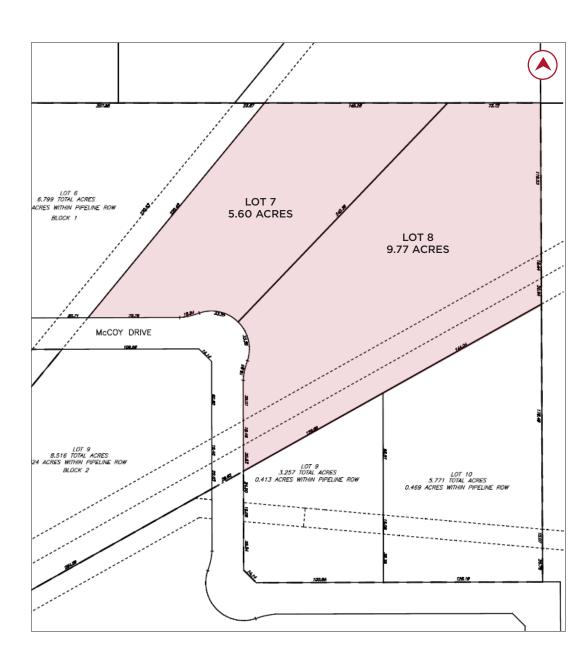
**Availability:** Lots require subdivision registration.

**Comments:** Can be purchased separately or

together. No onsite storm water

ponding required.





# PHASE 3 - LOT 9

### MCKENZIE INDUSTRIAL BUSINESS PARK

**Zoning:** MI (Medium Industrial)

Site Size: 8.52 acres

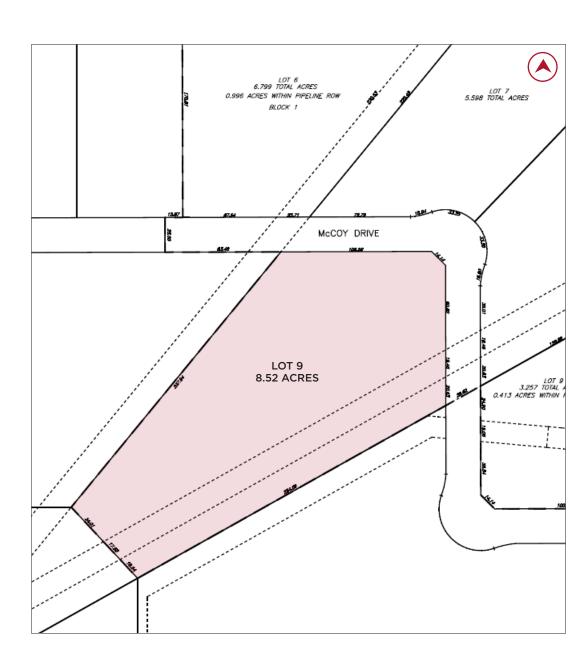
Asking Price: Lot # Price Per Acre Asking Price

Lot 9 \$175,000 \$1,491,000

**Availability:** Lot requires subdivision registration.

**Comments:** No onsite storm water ponding required.







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