

FOR SALE / LEASE / BUILT-TO-SUIT



**0.62 - 38.0 (IM) ACRES
OF FULLY SERVICED**

LAND • Medium Industrial (IM)

• Business Employment (BE)

NOW AVAILABLE

Chris Van Den Biggelaar Associate Partner
780-701-3287 | chris.biggelaar@cwedm.com

Jeff Drouin Deslauriers, SIOR® Associate Partner
780-701-3289 | jeff.deslauriers@cwedm.com

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AURUM

Energy Park™

FORT SASKATCHEWAN
& FORT MCMURRAY

HIGHWAY 21

137 AVE NE

EAST LOTS

ANTHONY HENDAY
HIGHWAY 216

AURUM GATEWAY LOTS

AURUM ROAD

Trimac

EPCOR

worley

AIR
PRODUCTS
HYDROGEN PRODUCTION

Kleysen
GROUP LTD.

MAMMOET

Waiward

RAIL TRANSLOAD

CN RAIL

33 ST NE

Kiewit

17 ST NE

CP RAIL

YELLOWHEAD TRAIL



DOWNTOWN
22 minutes

YELLOWHEAD
TRAIL HIGHWAY
4 minutes

BASILINE ROAD
7 minutes

FORT MCMURRAY
4 hours, 15 minutes

ANTHONY HENDAY HIGHWAY
5 minutes

WHITEMUD DRIVE
10 minutes

NISKU
30 minutes

EDMONTON
INTERNATIONAL AIRPORT
34 minutes

PRIME ACCESS LOCATION

HIGH LOAD CORRIDOR ACCESS:

- Anthony Henday Ring Road
- Yellowhead Highway 16
- Highway 21 & Highway 15

NEAREST RAILWAY TRANSLOAD:

- CN Edmonton
- CP Sherwood Park
- CN Autoport Edmonton

EDMONTON INTERNATIONAL AIRPORT:

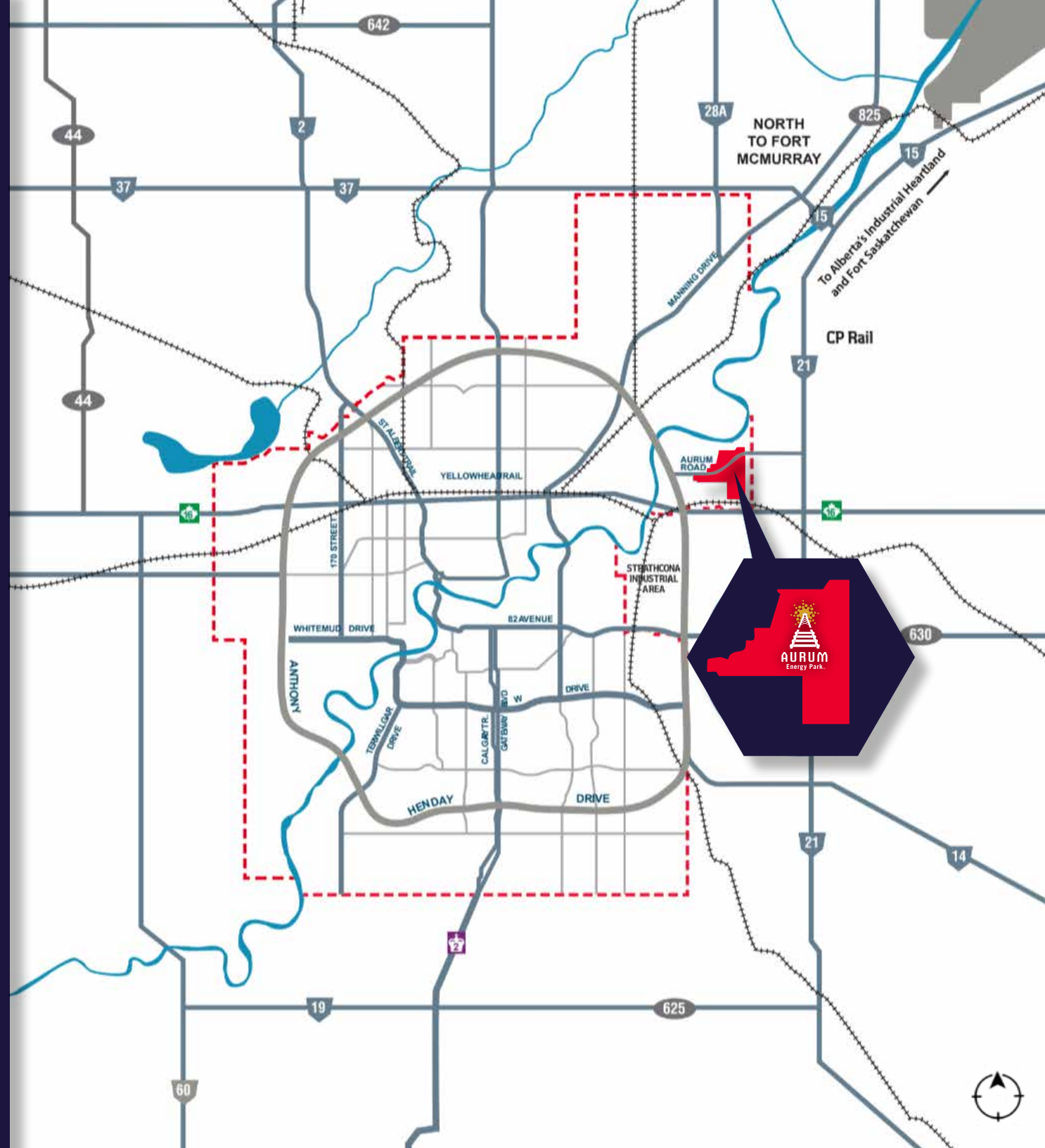
- 30 minutes / 45km

AT AURUM ENERGY PARK:

- Pipeline Transmission Facilities
- Natural Gas Fill Up Station
- Alberta's Hydrogen Production Facility
- Canadian Petrochemical Companies

NEARBY AMENITIES:

- Hotels, Restaurants, Fitness Centres, Coffee shops, Strathcona Community Hospital, Legends Golf Country Club



EAST LOTS: \$525,000/AC.



AURUM GATEWAY LOTS

★
Downtown
Edmonton

YELLOWHEAD TRAIL - Highway 16



ANTHONY HENDAY RING ROAD - Highway 216



AURUM ROAD NE



Lot 10
10.03 AC.

Lot 11
7.63 AC.

Lot 12
7.88 AC.

33 STREET NE



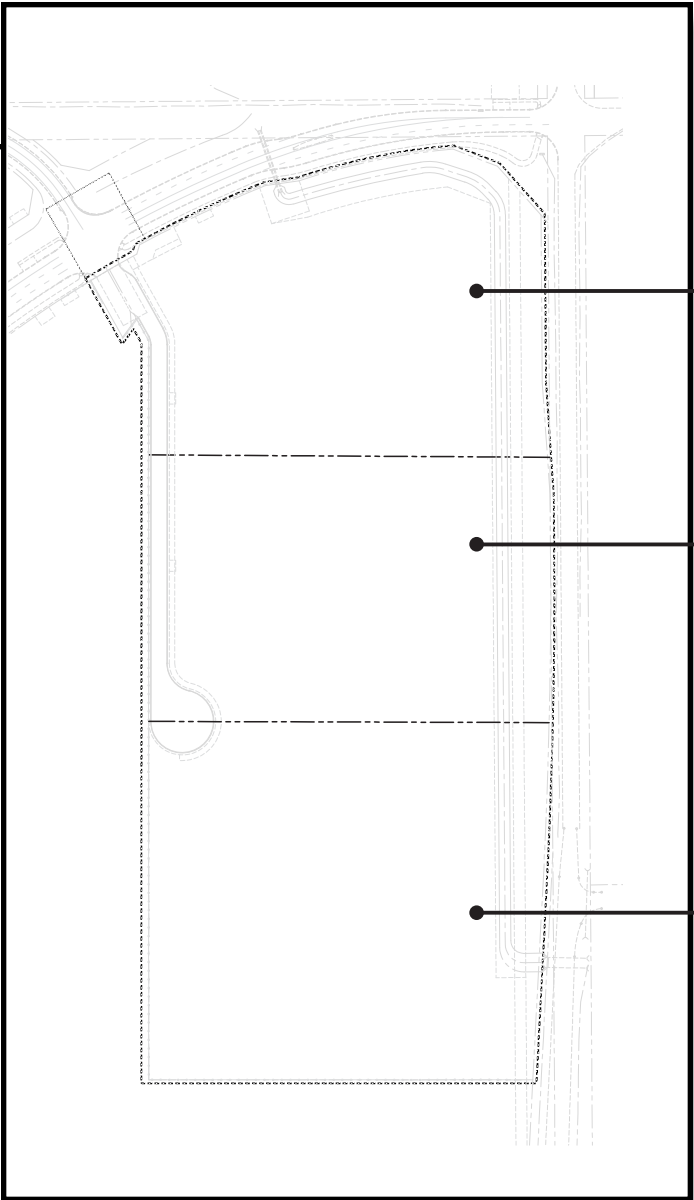
LOT SIZE: 7.63 AC. UP TO 25.54 AC.
ZONING: MEDIUM INDUSTRIAL (IM)
ADDRESS: 2845 AURUM ROAD
MUNICIPALITY: EDMONTON, AB
LEGAL: 4:23:53:22:NE
MARKET: AURUM / CLOVER BAR



EAST LOTS: \$525,000/AC.



ZONING: MEDIUM INDUSTRIAL (IM) **ADDRESS:** 2845 AURUM ROAD **LEGAL:** 4:23:53:22:NE **MARKET:** AURUM / CLOVER BAR



LOT 12
7.88 Acres

LOT 11
7.63 Acres

LOT 10
10.03 Acres

LOT 10 10.03 AC. \$5,265,750

LOT 11 7.63 AC. \$4,005,750

LOT 12 7.88 AC. \$4,137,000

LOT 10-11-12* 25.54 AC. \$13,408,500

*Proposed Subdivision



EAST LOTS: BUILD-TO-SUIT OPTIONS



EAST LOTS

33 STREET NE

AURUM ROAD NE



AURUM GATEWAY LOTS: FROM \$575,000/AC.



★
Downtown
Edmonton

YELLOWHEAD TRAIL - Highway 16

CN

ANTHONY HENDAY RING ROAD - Highway 216

K Kleysen
GROUP LTD.

RAIL TRANSLOAD

ce Clean
Energy
FILL UP STATION

17 STREET

AURUM ROAD NE

LOT SIZE: FROM 0.62 AC. UP TO 38 AC.
ZONING: BUSINESS EMPLOYMENT (BE)
ADDRESS: 12704 17 STREET NE
MUNICIPALITY: EDMONTON, AB
LEGAL: 4:23;53;21:SE
MARKET: AURUM / CLOVER BAR

worley

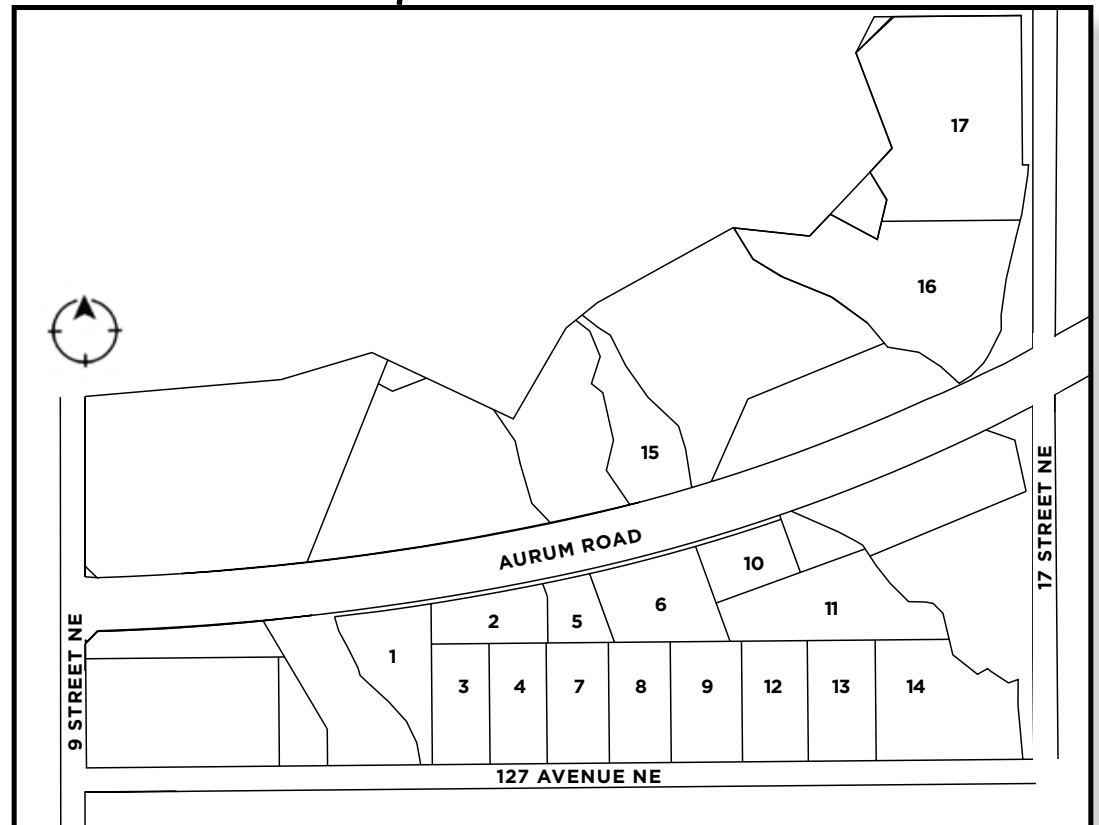
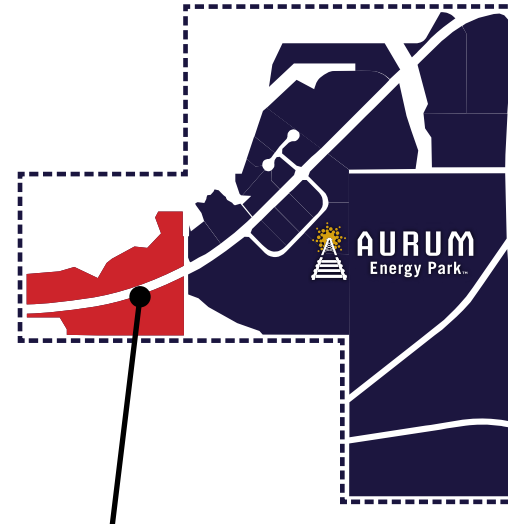
TREM CAR



AURUM GATEWAY LOTS: FROM \$575,000/AC.



LOTS AVAILABLE	ACRES	LOT PRICE	PRICE / ACRE
Lot 1	1.43	\$822,250	\$575,000
Lot 2	0.98	\$612,500	\$625,000
Lot 3	1.19	\$684,250	\$575,000
Lot 4	1.16	\$667,000	\$575,000
Lot 5	0.62	\$387,500	\$625,000
Lot 6	1.61	\$1,006,250	\$625,000
Lot 7	1.28	\$736,000	\$575,000
Lot 8	1.26	\$724,500	\$575,000
Lot 9	1.46	\$839,500	\$575,000
Lot 10	0.89	\$556,250	\$625,000
Lot 11	2.27	\$1,305,250	\$575,000
Lot 12	1.35	\$776,250	\$575,000
Lot 13	1.38	\$793,500	\$575,000
Lot 14	2.57	\$1,477,750	\$575,000
Lot 15	1.53	\$879,750	\$575,000
Lot 16	4.42	\$2,541,500	\$575,000
Lot 17	5.09	\$2,926,750	\$575,000



AURUM GATEWAY LOTS: BUILD-TO-SUIT OPTIONS



Kaslo

ANTHONY HENDAY

Kleysen
GROUP LTD.

Clean Energy
FILL UP STATION

RAIL TRANSLOAD

AURUM GATEWAY LOTS

127 AVENUE

AURUM ROAD

AURUM GATEWAY LOTS

17 STREET NE

worley

TREM CAR

AURUM
Energy Park...

INQUIRE TODAY

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ABOUT THE DEVELOPER

Focus Equities has over 50 years of experience in commercial real estate development, managing large-scale projects across North America. They have developed, purchased, or sold millions of square feet of commercial industrial land and thousands of residential units, showcasing their expertise and success in the industry.

Their subsidiary, Focus Energy Group, complements this by developing and financing major energy infrastructure projects globally, ensuring high returns through comprehensive project management from conception to operation.



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