

# FOR SALE/LEASE/BUILT-TO-SUIT OPPORTUNITY

# MITISUE INDUSTRIAL

MITISUE INDUSTRIAL PARK, MUNICIPAL DISTRICT OF LESSER SLAVE RIVER NO. 124



SLAVE LAKE

WEST MITISUE INDUSTRIAL ROAD

MITISUE LAKE

HIGHWAY 2

EAST MITISUE INDUSTRIAL ROAD

**MITISUE INDUSTRIAL PARK LAND  
AVAILABLE UP TO ±133 ACRES**



**\*SUBJECT TO CHANGE\***





## THE OPPORTUNITY

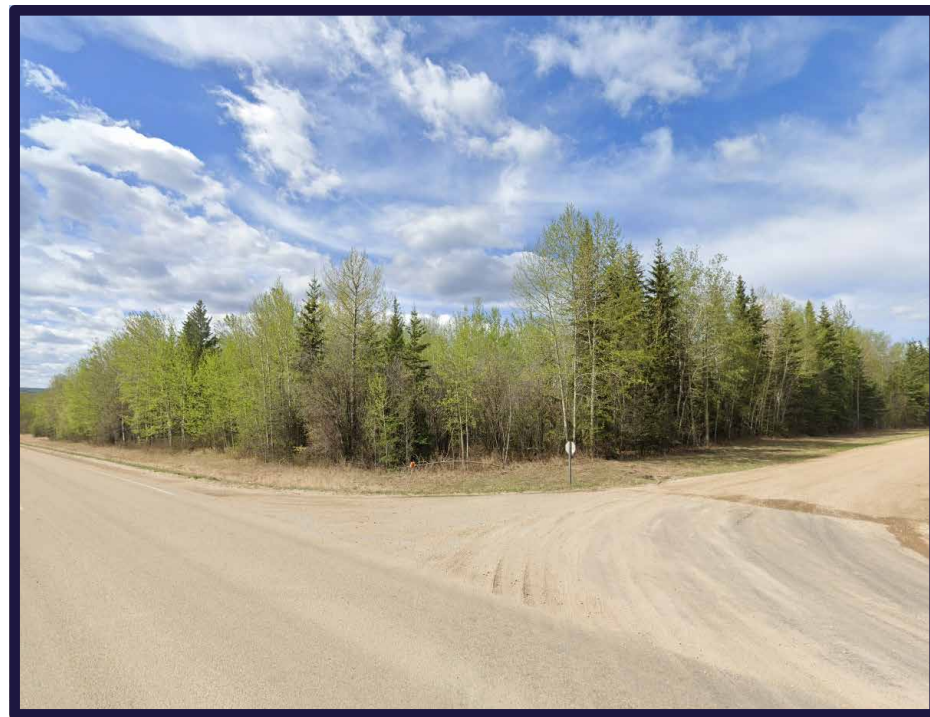
- Entire parcel for sale and/or Pre-Selling Mitsue Industrial Phase 1 Lots
- Lots to be provided stripped and rough graded
- Lots can be improved with Gravel & Fencing (subject to sale price)
- Flexible lot sizes up to  $\pm 133.28$  acres
- Municipal District of Lesser Slave River No. 124 non-residential mill rate 12.6842 (2024)
- Transportation: Quick access to Highway 2

## THE DETAILS

<b>MUNICIPAL ADDRESS:</b>	Township Road 724B & Range Road 45, Lesser Slave River No.124, Alberta
<b>LEGAL DESCRIPTION:</b>	5;4;72;30; ;1,2,7,8
<b>MARKET:</b>	Mitsue Industrial
<b>RAIL:</b>	Potential rail access
<b>TAXES:</b>	\$10,472.08 (2024-TBC)
<b>AVAILABILITY:</b>	Immediate

**SALE PRICE**  
**\$5,150,000**

**SITE SIZE**  
 **$\pm 133.28$  Acres**





# AERIAL



SLAVE LAKE

CN RAIL



WEST MITSUE INDUSTRIAL ROAD

EAST MITSUE INDUSTRIAL ROAD

HIGHWAY 2

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