

FOR SALE/LEASE/BUILT-TO-SUIT OPPORTUNITY MITSUE INDUSTRIAL

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



Jeff Drouin Deslauriers, SIOR* Associate Partner, Industrial Sales and Leasing 780 701 3289 jeff.deslauriers@cwedm.com Shelley Horb Team Coordinator, Licensed 780 420 1177 shelley.horb@cwedm.com

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PROPOSED SUBDIVISION PLAN *SUBJECT TO CHANGE*



THE OPPORTUNITY

- Entire parcel for sale/lease 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 ±133.28 acres
- Municipal District of Lesser Slave River No. 124 nonresidential mill rate 12.6842 (2024)
- Transportation: Quick access to Highway 2

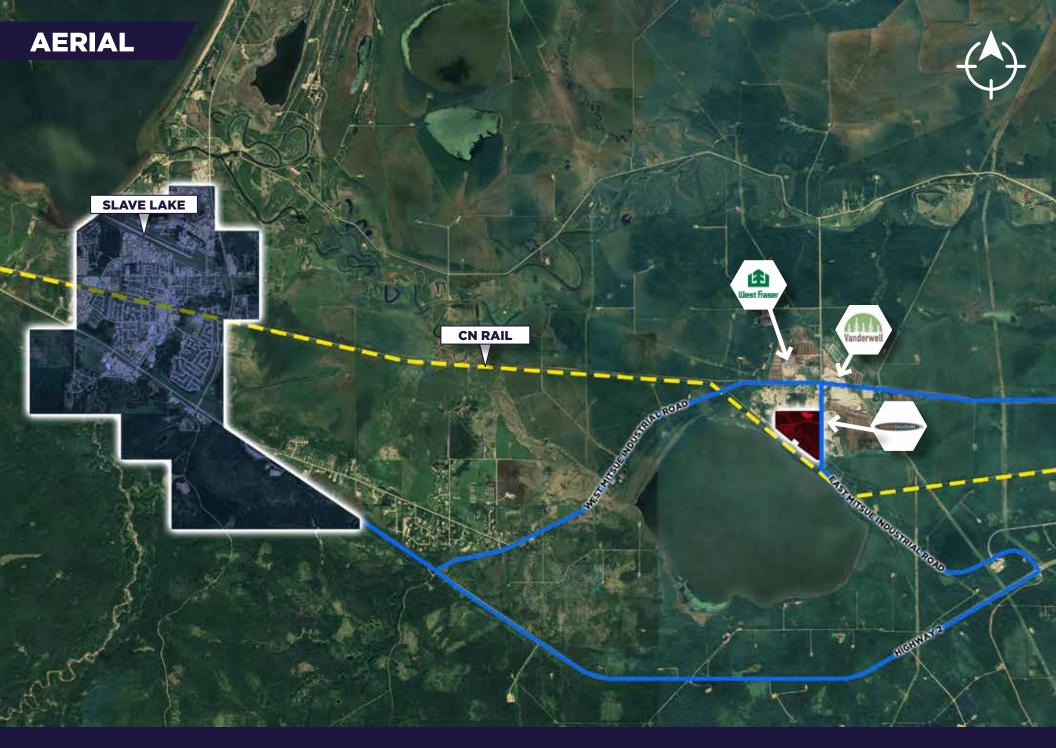


THE DETAILS

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

SALE PRICE \$5,150,000 SITE SIZE ±133.28 Acres





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