

FOR SALE/BUILT-TO-SUIT OPPORTUNITY

MITSUE INDUSTRIAL

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



SLAVE LAKE

WEST MITSUE INDUSTRIAL ROAD

MITSUE LAKE

HIGHWAY 2

EAST MITSUE INDUSTRIAL ROAD

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

PROPOSED SUBDIVISION PLAN

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 ± 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

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

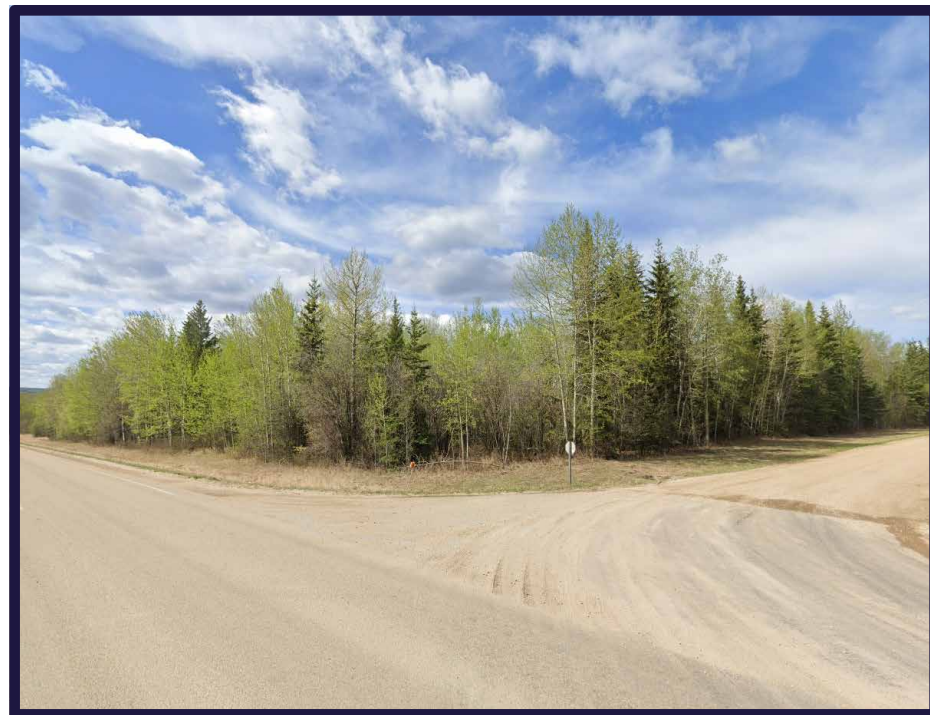
RAIL: Potential rail access

TAXES: \$10,472.08 (2024-TBC)

AVAILABILITY: Immediate

SALE PRICE
\$5,150,000

SITE SIZE
 ± 133.28 Acres



AERIAL



SLAVE LAKE

CN RAIL



WEST MITSUE INDUSTRIAL ROAD

EAST MITSUE INDUSTRIAL ROAD

HIGHWAY 2

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