

Development Land
Strathcona County, Alberta

For Sale



Hill Realty Inc.
“Over 45 years experience”

Norman Hill

#144, 363 Sioux Road
Sherwood Park, Alberta
T8A 4W7

Phone: (780) 449-5622

Email: nhill01@telus.net

Web: www.hillrealty.ca

Key Facts

- ❖ 40.55 acre parcel
- ❖ Located North of Highway 16 on Range Road 232
- ❖ Located within Strathcona County
- ❖ Legal Address: SW Part of NW – 23 – 53 – 23 – W4
- ❖ Included in North of Yellowhead Area Concept Plan as proposed medium industrial zoning
- ❖ Currently zoned agricultural
- ❖ Property used as a mushroom farm
- ❖ CP Rail has rail line running along border of property
- ❖ Potential uses include: pipe yard, module yard, rail reload yard, trucking terminal

Price: \$7,200,000.00 (GST may apply)

General Information

- ❖ There is no business tax in Strathcona County
- ❖ Located just minutes from Edmonton and Sherwood Park
- ❖ There are a number of industrial and commercial developments in the area

Transportation

Superior location allowing for easy access to:

- ❖ Yellowhead Trans Canada Highway
- ❖ Edmonton and surrounding area via network of main highways and ring road
- ❖ Highway 14 and Highway 21
- ❖ Fort Saskatchewan Industrial Heartland, Lamont Industrial
 - Heartland and Sturgeon Industrial Heartland
- ❖ Refinery Row on Highway 14A
- ❖ Griffin Industrial Park
- ❖ Cloverbar Industrial Park
- ❖ Aurum Energy Park
- ❖ Located close to the major Sherwood Park roadways of
 - Baseline and Broadmoor Blvd. for access to Sherwood Park
- ❖ Northern Alberta, Fort McMurray and the Edmonton International Airport

Alberta's Industrial Heartland

The Industrial Heartland is an economic development partnership between the counties of Lamont, Sturgeon and Strathcona as well as the City of Fort Saskatchewan. It includes industrial zoned areas of all four regions.

It is located 20 kilometers East of Fort Saskatchewan just off of Highway

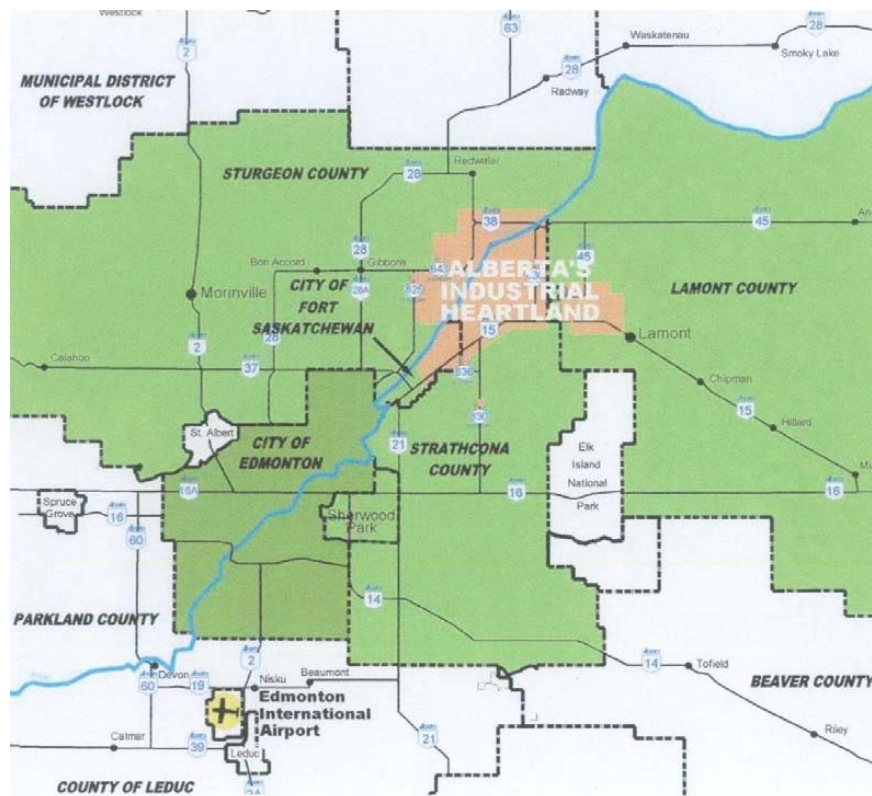
15. The Heartland area is zoned for heavy, medium and light industrial use.

Upgrader projects in the Heartland include Shell Scotford, Total E&P Canada and StatoilHydro. Billions of dollars are being spent in the area on these projects.

More Information can be found at:

www.strathconacounty.com/business/aih.html

www.industrialheartland.com

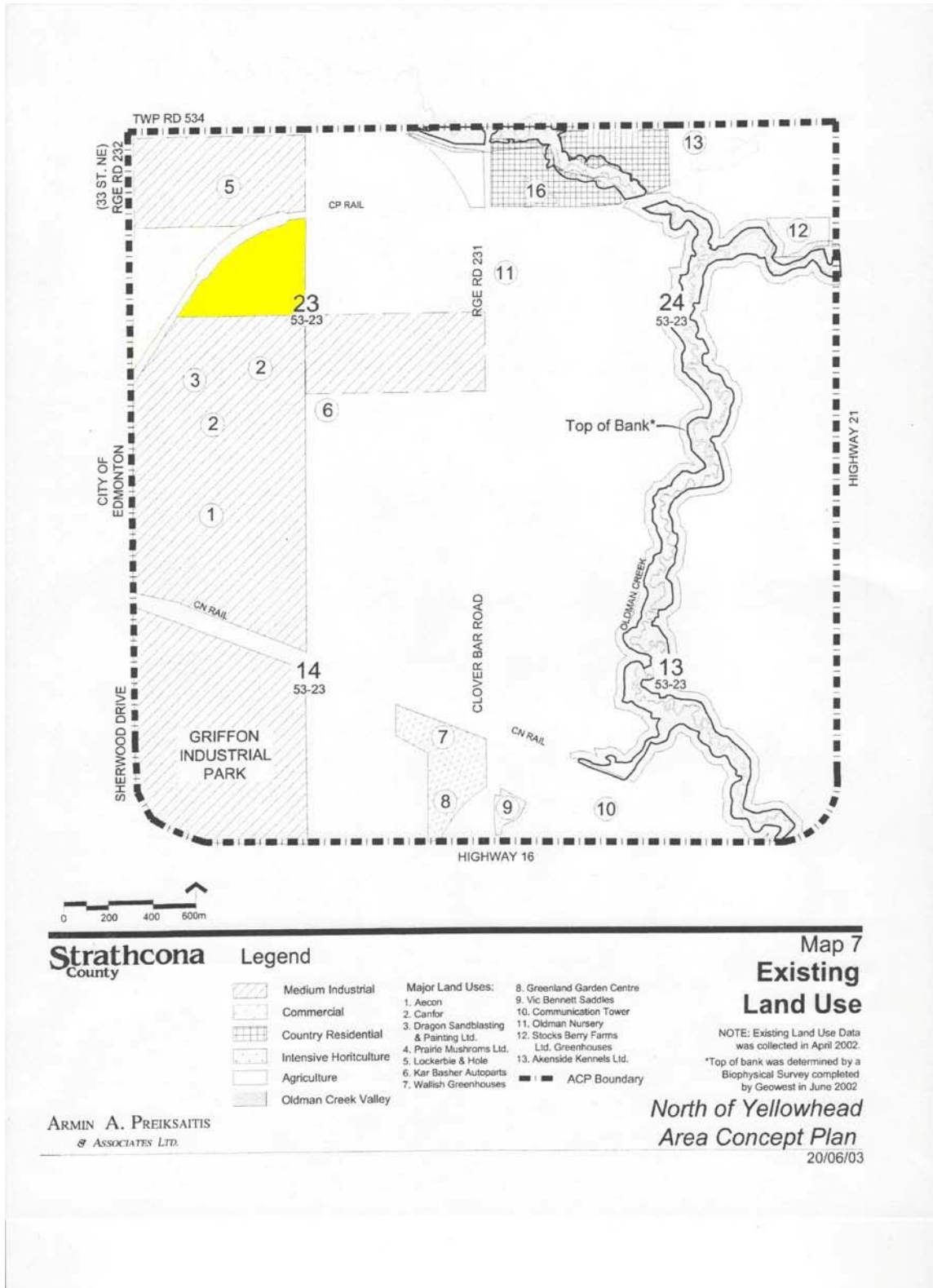


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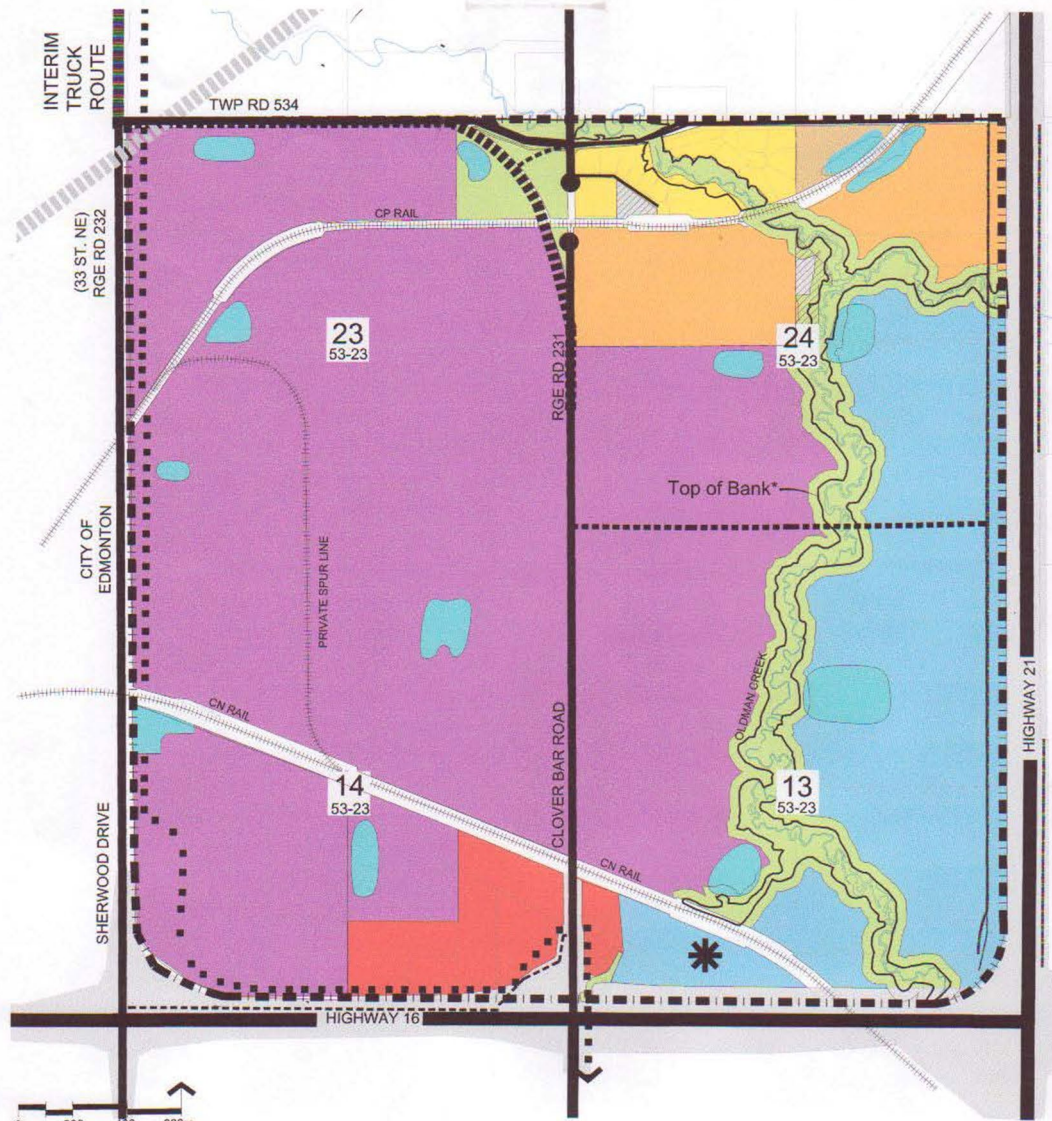
Aerial View of Property



Land Use in Area



Development Concept Plan



Strathcona
County

Legend

- Medium Industrial
- Light Industrial
- Commercial
- Country Residential
- Agriculture
- Intensive Horticulture
- Greenway/Open Space/
Parks/Recreation
- Municipal Reserve

- Stormwater Management Pond
- Trans Canada Trail
- Top of Bank Line
- Highway
- Arterial Road
- Collector Road
- Proposed 137 Ave. NE Arterial
- Proposed Arterial Road
- Proposed Collector Road
- * Potential Sports Field
- ACP Boundary

Map 10 Development Concept

ARMIN A. PREIKSAITIS
& ASSOCIATES LTD.

*North of Yellowhead
Area Concept Plan*

This Development Concept Map is not intended to be interpreted on a site specific basis. Rather it is a conceptual framework meant to guide future land use patterns within the ACP area. Areas have been generalized and are only approximated. Strathcona County does not guarantee the Map's accuracy. All information should be verified by consulting the Land Use Bylaw and any other ASP's.

20/06/03