

FOR SALE/LEASE

STURGEON INDUSTRIAL LAND

Highway 825 & Range Road 225, Sturgeon County, AB



HIGHLIGHTS

- 25 Acres (+/-) industrial land for lease
- Fully prepped, 12" crushed gravel
- Partially fenced, gated
- Gas and power services
- Excellent access to upgrader's, close proximity to major industries

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PROPERTY DETAILS

MUNICIPAL ADDRESS	Highway 825 & Range Road 225, Sturgeon County, AB
LEGAL DESCRIPTION	4; 22; 55; 5; NW
ZONING	IM (Medium Industrial)
SITE SIZE	25 Acres (+/-)
POSSESSION	Immediate

FINANCIALS

ASKING PRICE	Market
LEASE RATE	\$2,500/acre/month (includes taxes)

ADDITIONAL INFORMATION

- Yard is fully prepped, graveled
- Immediate possession
- Smaller lease areas available



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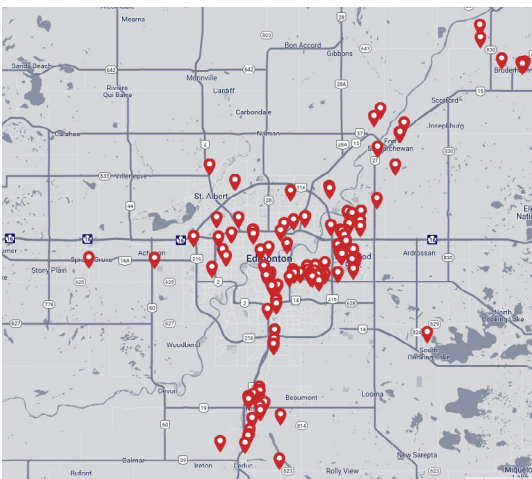
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PROPERTY MAP



ABOUT ROYAL PARK REALTY



- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 17 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly



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