

FOR SALE

INDUSTRIAL LAND WITH CLASS 1A DISPOSAL WELL

225 - Hayter Road, Edmonton, AB



HIGHLIGHTS

- 22 acres (+/-) of medium industrial land with direct exposure to Yellowhead Freeway & Anthony Henday
- Class 1A disposal well on-site, active, with negative pressure and commercial capacity

CONTACT

KELLY GIBBON

Director, Associate
C 780.700.1424
kelly@royalparkrealty.com

BERT GAUDET

Director, Associate Broker
C 780.984.8302
bert@royalparkrealty.com



ROYAL PARK
REALTY™

T 780.955.7171 F 780.955.7764
#25, 1002 7 Street, Nisku, AB T9E 7P2

royalparkrealty.com

PROPERTY DETAILS

MUNICIPAL ADDRESS	225 Hayter Road, Edmonton, AB
NEIGHBOURHOOD	Cloverbar
LEGAL DESCRIPTION	Lot: B; Plan: 1008MC
SITE SIZE	21.95 acres (+/-)
ZONING	IM (Medium Industrial)

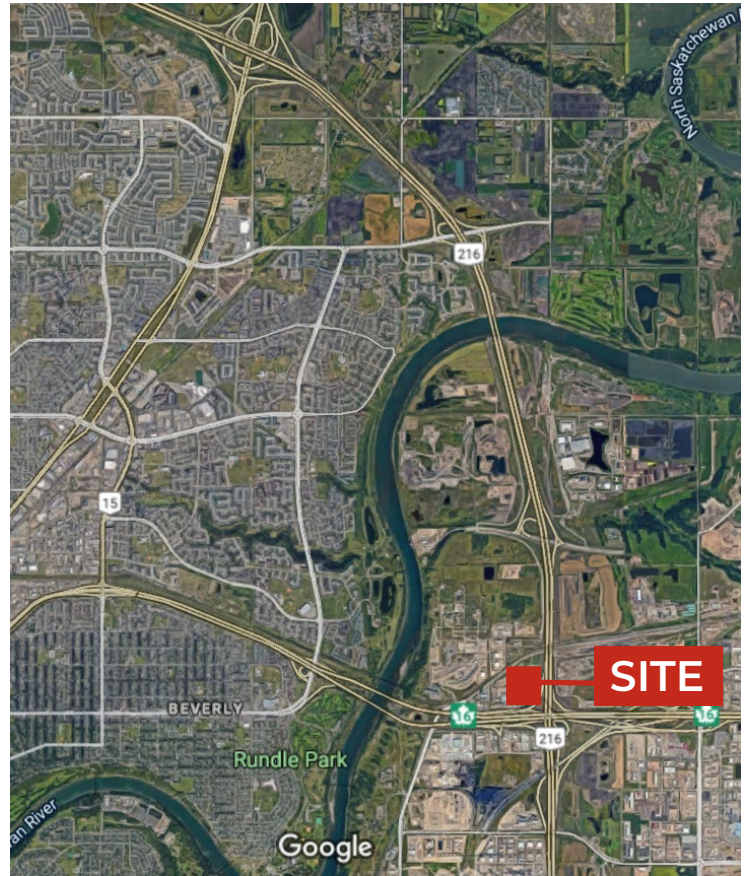
ADDITIONAL INFO

- Functioning and licensed Class 1A disposal well
- Excellent revenue opportunity
- Detailed diligence documents available upon execution of confidentiality agreement

FINANCIALS

SALE PRICE	\$12.99M (Land and deep well) \$7.5M (Land and deep well)
------------	---

ANTHONY HENDAY ACCESS



For illustration only. Purchaser to verify exact location

SITE PHOTOS



ROYAL PARK
REALTY™

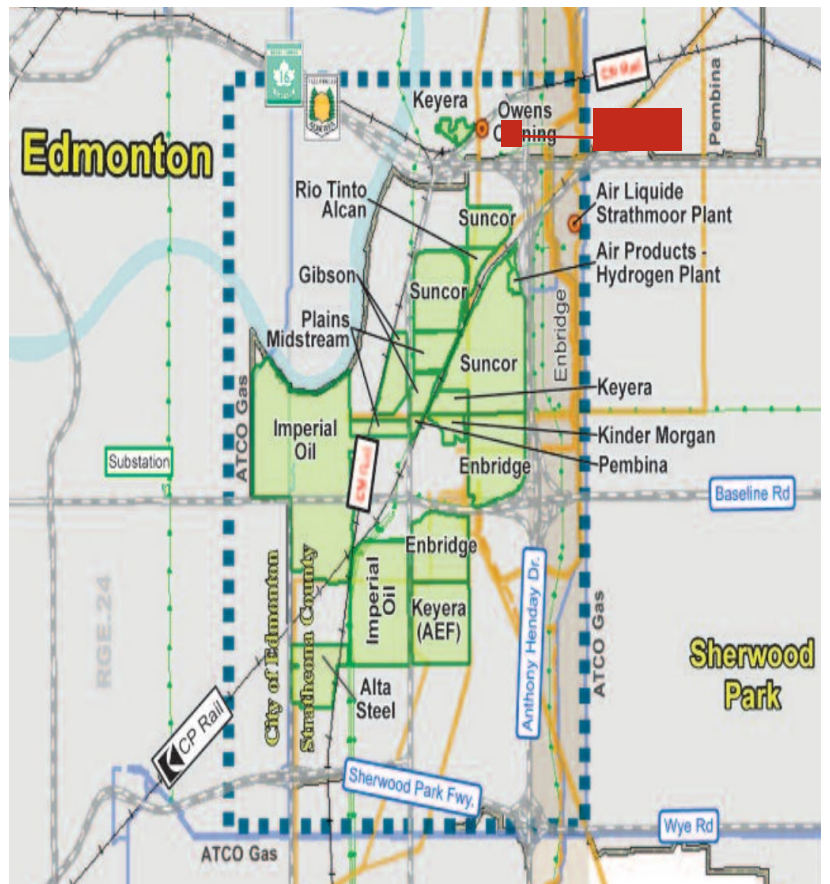
T 780.955.7171 F 780.955.7764
#25, 1002 7 Street, Nisku, AB T9E 7P2

royalparkrealty.com

CLASS 1A DISPOSAL WELL



INDUSTRIAL HEARTLAND



GENERAL WELL SPECS

- Nisku formation
- Monitoring and testing records available
- Constant well head injection pressure
- Attractive average pumping rate



ROYAL PARK
REALTY™

T 780.955.7171 F 780.955.7764
#25, 1002 7 Street, Nisku, AB T9E 7P2

royalparkrealty.com

SITE CLOSE UP

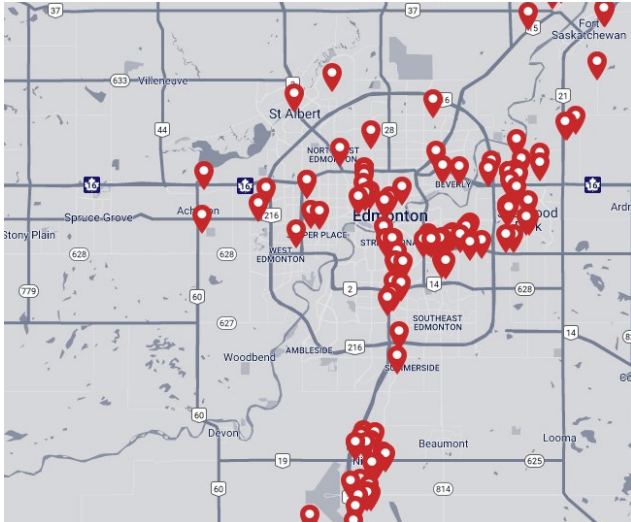


ROYAL PARK
REALTY™

T 780.955.7171 F 780.955.7764
#25, 1002 7 Street, Nisku, AB T9E 7P2

royalparkrealty.com

ABOUT ROYAL PARK REALTY



- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 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

BERT GAUDET Director, Associate Broker



In 2010 Bert, as an owner of Garstad and Whittingham Realty, joined forces with the Royal Park Realty team. He has 20 years of commercial real estate experience, with specific knowledge of the Nisku/Leduc market.

Bert enjoys providing personalized service to his clients and prides himself on building long-term relationships with them. He is passionate about putting together deals and consistently producing results.

KELLY GIBBON Director, Associate, MBA



Kelly takes great pride in the service he provides. His focus is aligning his efforts with the goals and desires of his clients. This approach has been extraordinarily beneficial to the people and companies that he represents and has helped Kelly create many long term relationships as a trusted advisor.

Kelly's thorough attention to detail as well as his creative approach to problem solving has made him a huge asset to his real estate clientele.



**ROYAL PARK
REALTY™**

T 780.955.7171 F 780.955.7764
#25, 1002 7 Street, Nisku, AB T9E 7P2

royalparkrealty.com