

# FOR SALE

## 160 ACRES (+/-) IN THE INDUSTRIAL HEARTLAND (IHH ZONED)

NW Corner of TWP Rd 562 & RR 211, Strathcona County, AB



### HIGHLIGHTS

- 160 acres (+/-) of land located in the Alberta's Industrial Heartland
- Located on the south edge of the Sandhills Heavy Industrial Policy Area
- Zoned IHH - Heavy Industrial (Heartland)
- 18 km's northeast of Fort Saskatchewan
- 1.6 km's from Highway 830

### CONTACT

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## PROPERTY DETAILS

**MUNICIPAL ADDRESS** NW corner of Township  
Road 562 & Range Road 211,  
Strathcona County, AB

**LEGAL DESCRIPTION** 4: 21; 56; 14; SE

**ZONING** IHH -Heavy Industrial  
(Heartland)

**POSSESSION** Immediate

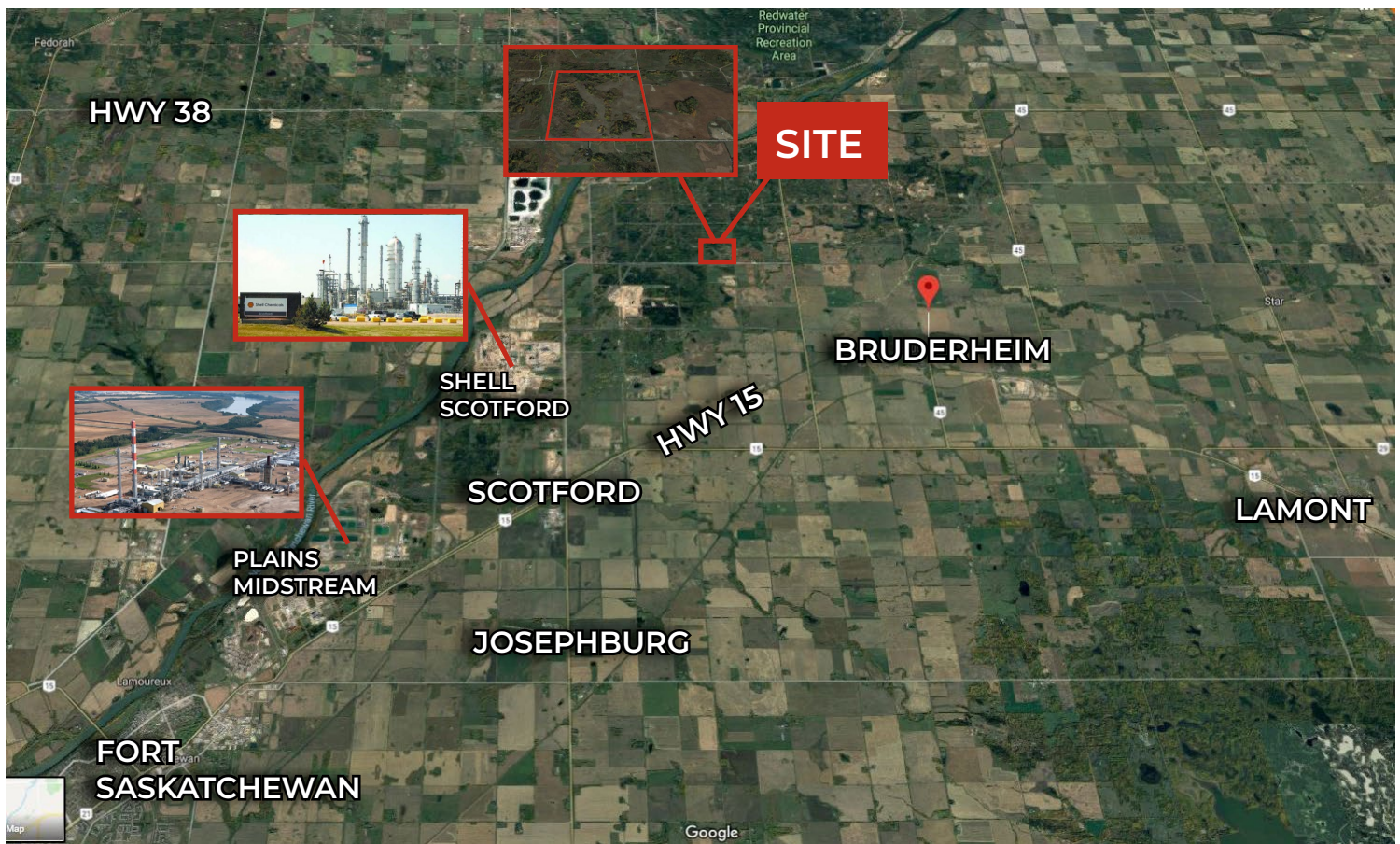
**SIZE** 160 Acres (+/-)

## ADDITIONAL INFORMATION

- Service revenue available
- Adjacent to CP Rail land
- Entrance to property from both TWP Road 562 and RR 211
- Current mix of open ranch land and trees

***SALE PRICE:***

***\$650,000.00***



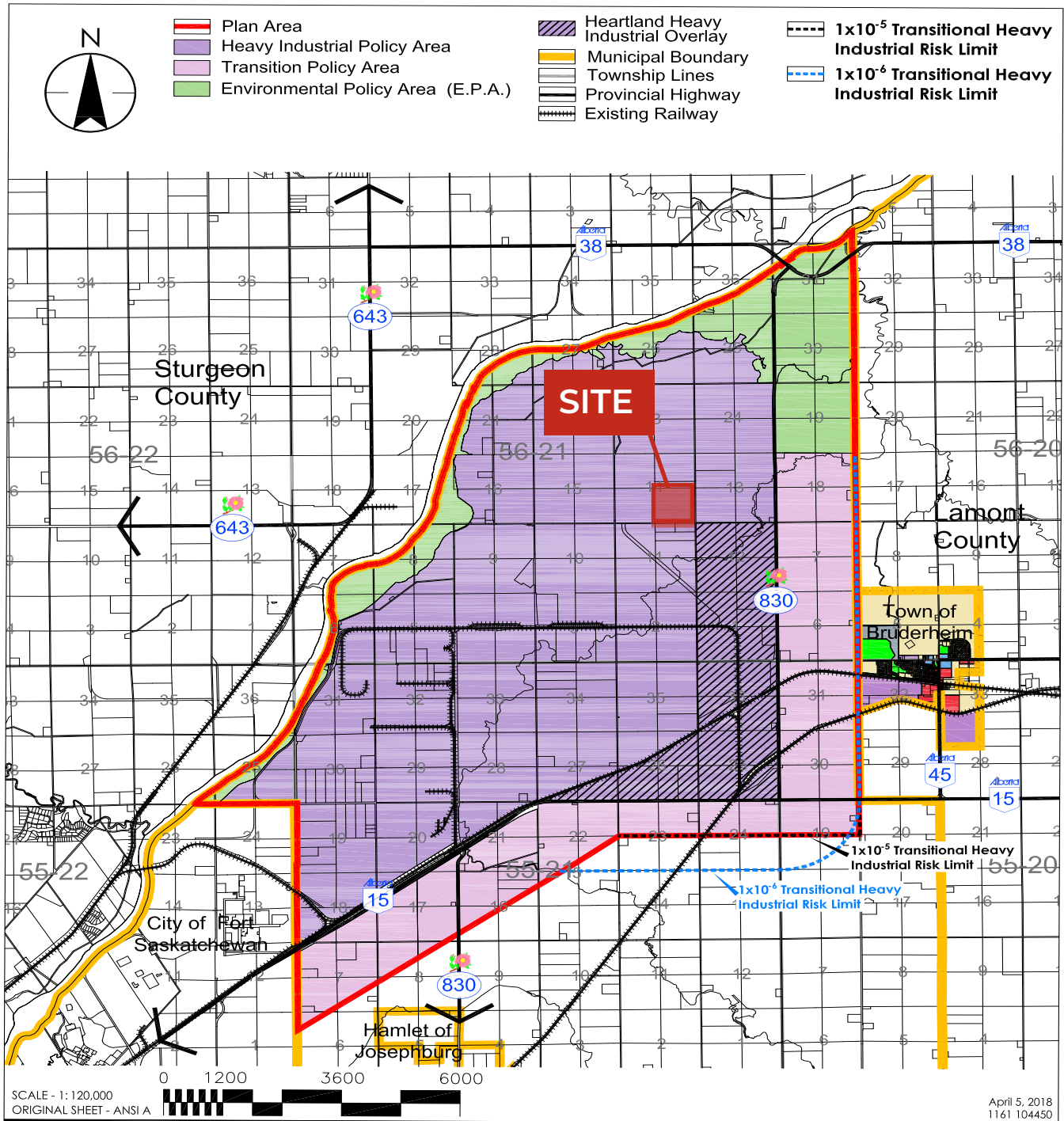
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# AREA STRUCTURE PLAN (ASP)



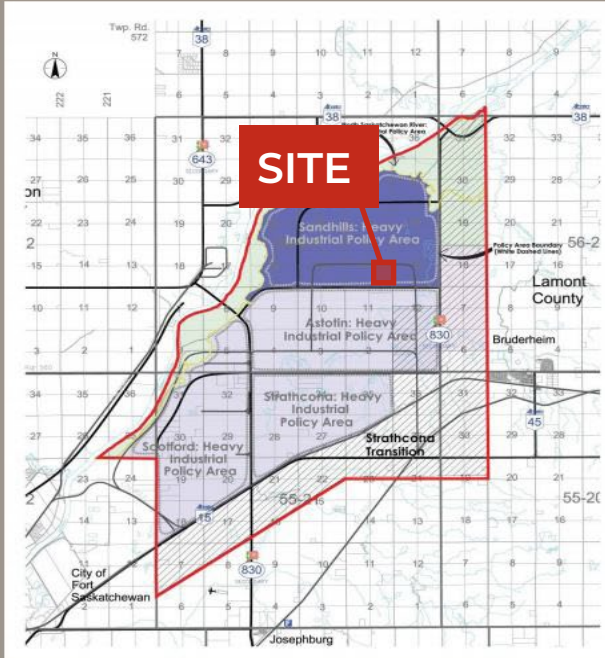
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# AREA STRUCTURE PLAN (ASP)

## Area Structure Plan



STRATHCONA  
COUNTY

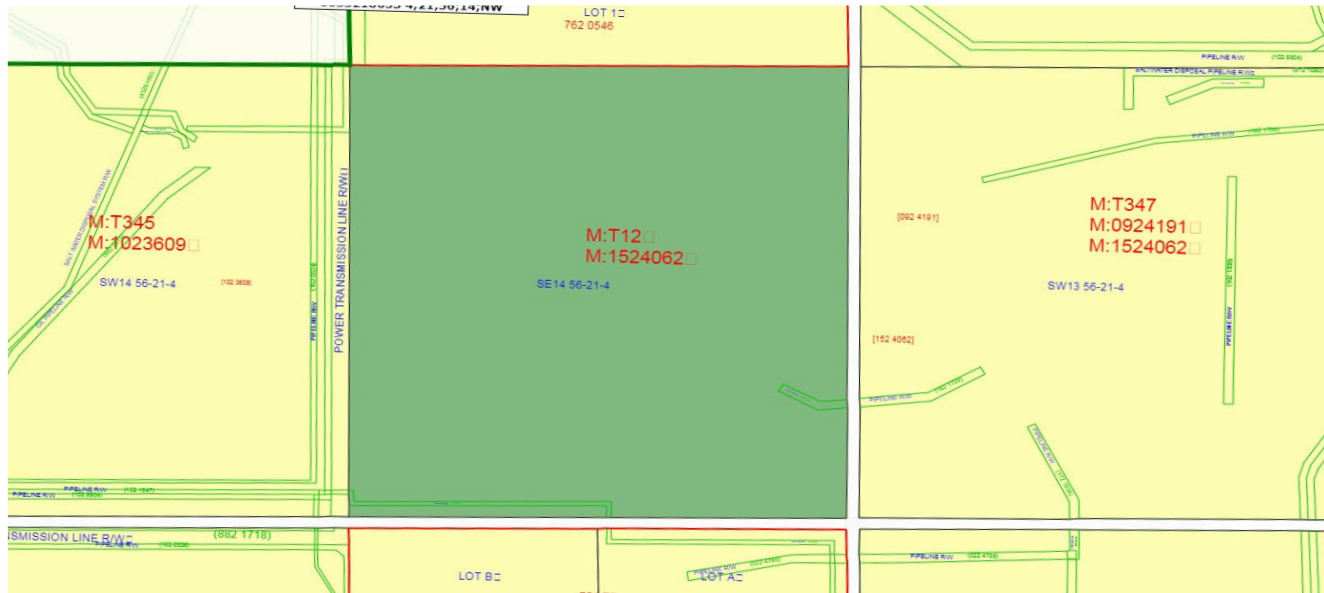
### Sandhills: Heavy Industrial Policy Area

**Intent:** Same as Scottford: Heavy Industrial Policy Area

- Accommodate heavy industry, including petrochemical processing and manufacturing, oil and gas refining, and directly associated support service industries
- Extensive agricultural operations may also be permitted
- Industry collaboration for enhanced environmental and economic performance

Stantec

## PIPELINE MAP

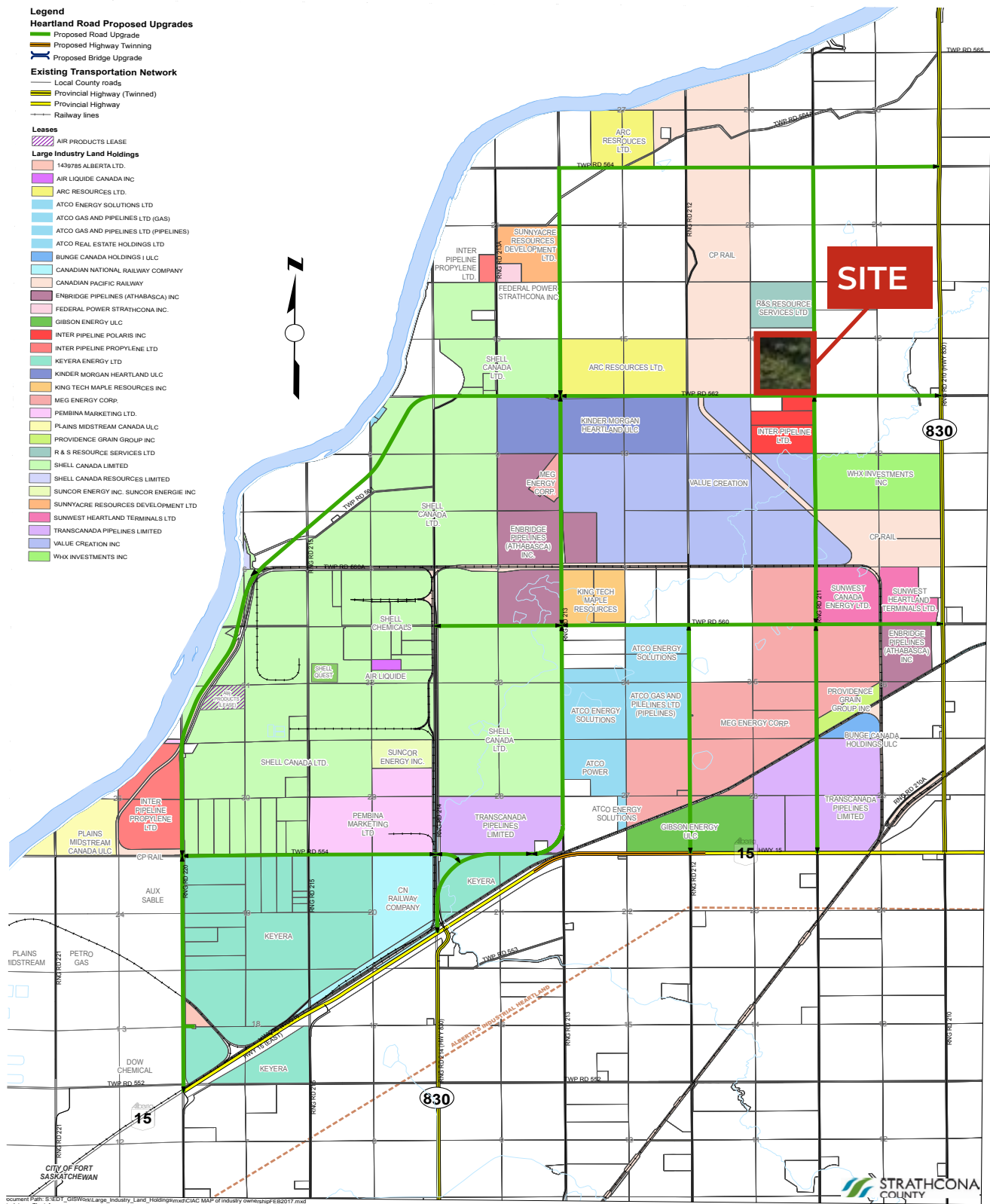


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# LARGE INDUSTRY LAND HOLDINGS (Registered Titles)



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## 9.20 IHH – Heavy Industrial (Heartland)

### 9.20.1. Purpose

To provide for large scale and major industrial uses in accordance with the Heartland Area Structure Plan (ASP). These uses may have large land requirements and some nuisance effects on adjacent parcels.

### 9.20.2. Permitted Uses and Discretionary Uses

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> <li>• Agriculture, general</li> <li>• Equipment, major</li> <li>• Outdoor storage</li> <li>• Recycling, oil depot</li> <li>• Utility service, minor</li> <li>• Warehousing and storage</li> <li>• Waste management, minor</li> <li>• WECS, small*</li> <li>• WECS, large (single)*</li> </ul>	<ul style="list-style-type: none"> <li>• Abattoir</li> <li>• Aggregate extraction*</li> <li>• Asphalt plant, major (Bylaw 1-2016 - Jan 19, 2016)</li> <li>• Asphalt plant, minor (Bylaw 1-2016 - Jan 19, 2016)</li> <li>• Concrete plant, major (Bylaw 1-2016 - Jan 19, 2016)</li> <li>• Concrete plant, minor (Bylaw 1-2016 - Jan 19, 2016)</li> <li>• Dwelling, single* (replacement only)</li> <li>• Dwelling, secondary* (replacement only)</li> <li>• Emergency service</li> <li>• Home business, minor*</li> <li>• Home business, intermediate*</li> <li>• Home business, major*</li> <li>• Industrial, general</li> <li>• Industrial, heavy</li> <li>• Manufactured home (replacement only)</li> <li>• Manufactured home, singlewide (replacement only)</li> <li>• Parking, non-Accessory</li> <li>• Residential security/operator unit</li> <li>• Service station, minor</li> <li>• Utility service, major</li> <li>• Waste management, major</li> <li>• Wrecking yard</li> <li>• WECS, large (multiple)*</li> </ul>

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (\*)



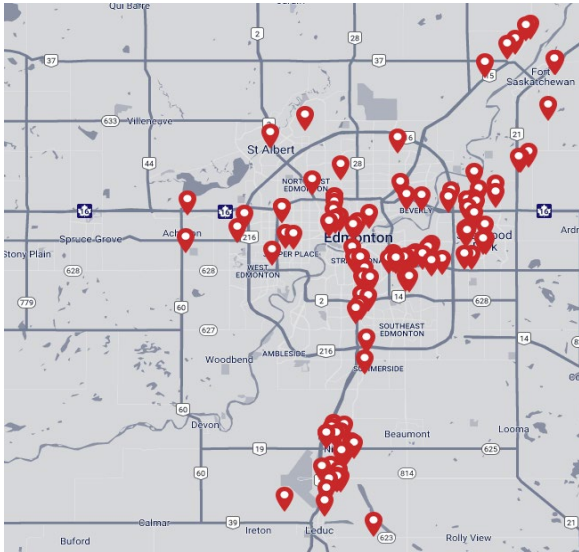
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# ABOUT ROYAL PARK REALTY



- 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

## MARCUS SCHWABE, Senior Associate, BSc. BEd.



Marcus joined the brokerage in 2014 with a background in management, education, home building and healthcare. His diverse experience provides him with a vast network of contacts across an array of sectors and offers him, and his clients, an advantage to help turn your lease, purchase or sale into a positive business decision.

As a Senior Associate at Royal Park Realty, Marcus Schwabe, offers expertise in the sale and leasing of retail, office, land, industrial and multi-family properties within the greater Edmonton area and throughout Alberta. Marcus understands that the business of real estate starts with developing strong relationships. Part of this process includes demystifying the sales or leasing transactions and providing customer centric service.

For multiple years, Marcus has been honoured to receive awards for the highest overall transaction volume for industrial leasing. These awards are from the Costar Group, a provider of information, analytics and marketing services to the commercial property industry in the United States, Canada, United Kingdom, France, Germany and Spain.

Marcus has lived in the Edmonton area for more than 50 years. He holds Bachelor of Science and Bachelor of Education degrees from the University of Alberta. Marcus has volunteered for many organizations, is active in his local church, and a member of the Strathcona County Community Grants Committee, Social Framework Committee and Initiatives Committee. He and his wife have been married for over 36 years have three children, two grandchildren and a dog.



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