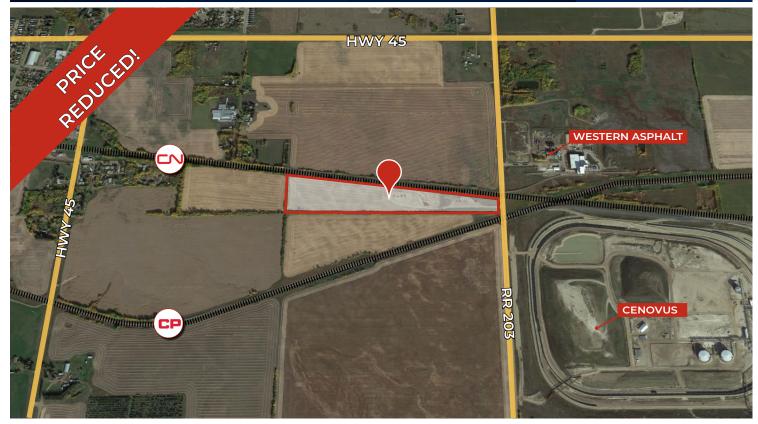
FOR SALE

22.16 ACRES INDUSTRIAL HEARTLAND

Lamont County, AB



HIGHLIGHTS

- 22.16 Acres (+/-) industrial land located in Alberta's Industrial Heartland
- · Zoned (HAI) Heartland Agriculture Industrial
- Access to the High Load Corridor
- Surface revenue in place
- Minutes to Highway 15

CONTACTS

SCOTT ENDRES

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JOEL WOLSKI

Director, Associate T 780.423.7599 C 780.904.5630 joel@royalparkrealty.com



T 780.448.0800 F 780.426.3007 #201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

PROPERTY DETAILS

FINANCIALS

MUNICIPAL ADDRESS	RR 203 & South of HWY 45, Lamont County, AB	SALE PRICE SURFACE REVENUE	\$340,000- \$295,000 \$11,300.00/annum
LEGAL DESCRIPTION	4; 20; 55; 33; NE	PROPERTY TAXES	\$113.57/annum (2021)
ZONING	(HAI) Heartland Agriculture Industrial	POSSESSION	Negotiable
TYPE OF SPACE	Land		
SITE SIZE	22.16 Acres (+/-)		

ALBERTA'S INDUSTRIAL HEARTLAND

Alberta's

Industrial

Heartland

Easily accessible to Alberta's oil sands

Canada's largest hydrocarbon processing region

Major supplier of petrochemical feedstock

Located within Alberta's Capital Region, the northernmost metropolitan area of Canada, home to over 1.3 million people

Excellent road, rail, air and pipeline access with ongoing expansion & improvements

ROYAL PARK

 $R E A L T Y^{TM}$

Rp

Geographical footprint of 582 square kilometres across 5 municipalities

Over \$40 billion invested to date by world renowned companies

Competitive operating costs & tax environment

Highly trained, skilled & motivated work force

Home to numerous companies in a variety of sectors including oil production & processing, gas & petrochemicals, advanced manufacturing, research & development

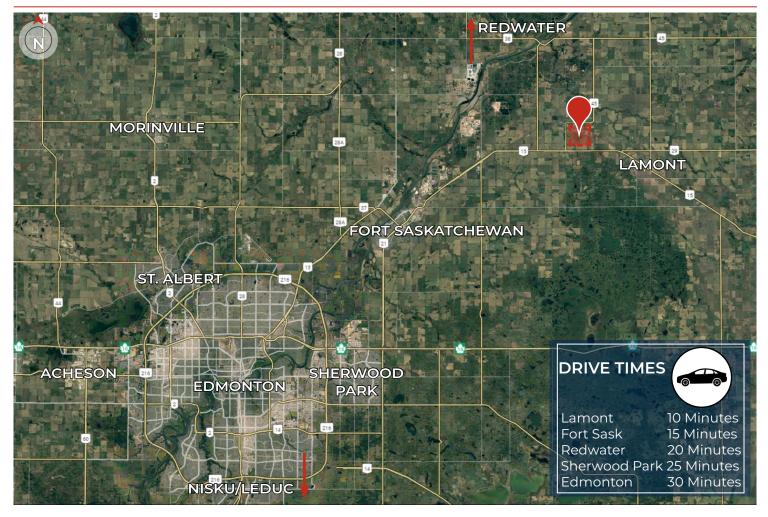


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REGIONAL MAP



Quality Based on **Results**, Not **Promises.**

Contact Us For More Information

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