

# FOR SALE/LEASE

## STURGEON COUNTY INDUSTRIAL LAND

55021 Range Road 225, Sturgeon County, AB



### HIGHLIGHTS

- 73.23 Acres (+/-) industrial land in Sturgeon County
- 35 Acres (+/-) available for lease
- 5,600 sq ft (+/-) quonset with (2) 12' x 16' drive-thru OH doors, 1,255 sq ft (+/-) single wide mobile home and 400 sq ft (+/-) office (green shack)
- Site is partially fenced and gated with gas and power services
- Dual site access allowing for demisable options and private storage
- Lands are heavily compacted, graveled and prepped
- Located directly off Hwy 825 with easy access to major industrial industries and developments

### CONTACT

#### TYLER WEIMAN

Partner, Associate

**T** 780.423.7578 **C** 780.995.0028

[tyler@royalparkrealty.com](mailto:tyler@royalparkrealty.com)

#### JOEL WOLSKI

Director, Associate

**T** 780.423.7599 **C** 780.904.5630

[joel@royalparkrealty.com](mailto:joel@royalparkrealty.com)



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#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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## PROPERTY DETAILS

MUNICIPAL ADDRESS	55021 Range Road 225, Sturgeon County, AB
LEGAL DESCRIPTION	NW-5-55-22-4
ZONING	IM (Medium Industrial/ Serviced District)
SITE SIZE	73.23 Acres (+/-) 35 Acres (+/-) available for lease

## FINANCIALS

SALE PRICE	Contact Listing Agent
PROPERTY TAXES	\$101,654.39 (2023)
LEASE RATE	Market (Includes taxes/ insurance)



- 30 MINS TO ACHESON
- 30 MINS TO EDMONTON CITY CENTRE
- 40 MINS TO NISKU/LEDUC
- 40 MINS TO EDMONTON INT'L AIRPORT

## NEIGHBOURHOOD



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## PHOTOS



## PROPERTY LOCATION



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## IM ZONING

The purpose of this Zone is to provide for manufacturing, processing, assembly, distribution, service and repair Uses that carry out a portion of their operation outdoors or require outdoor storage areas. Any nuisance associated with such Uses should not generally extend beyond the boundaries of the Site. This Zone should normally be applied on the interior of industrial areas adjacent to collector and local industrial public roadways such that Uses are separated from any adjacent residential areas by a higher quality Industrial or Commercial Zone.

Permitted Uses	Discretionary Uses
Animal Hospitals and Shelters Breweries, Wineries and Distilleries Equipment Rentals Fleet Services General Contractor Services General Industrial Uses Vehicle and Equipment Sales/Rentals Land Treatment Recycling Depots Recycled Materials Drop-off Centres Special Event Temporary Storage Urban Indoor Farms Fascia On-premises Signs Fascia Off-premises Signs Freestanding On-premises Signs Freestanding Off-premises Signs Projecting On-premises Signs Roof On-premises Signs Temporary On-premises Signs	Auctioneering Establishments Automotive and Equipment Repair Shops Creation and Production Establishments Market Natural Resource Developments Residential Sales Centres Urban Gardens Urban Outdoor Farms Fascia Off-premises Signs Freestanding Off-premises Signs Major Digital Signs Minor Digital Off-premises Signs Minor Digital On-premises Signs Minor Digital On-premises Off-premises Signs Roof Off-premises Signs Roof On-premises Signs Temporary Off-premises Signs



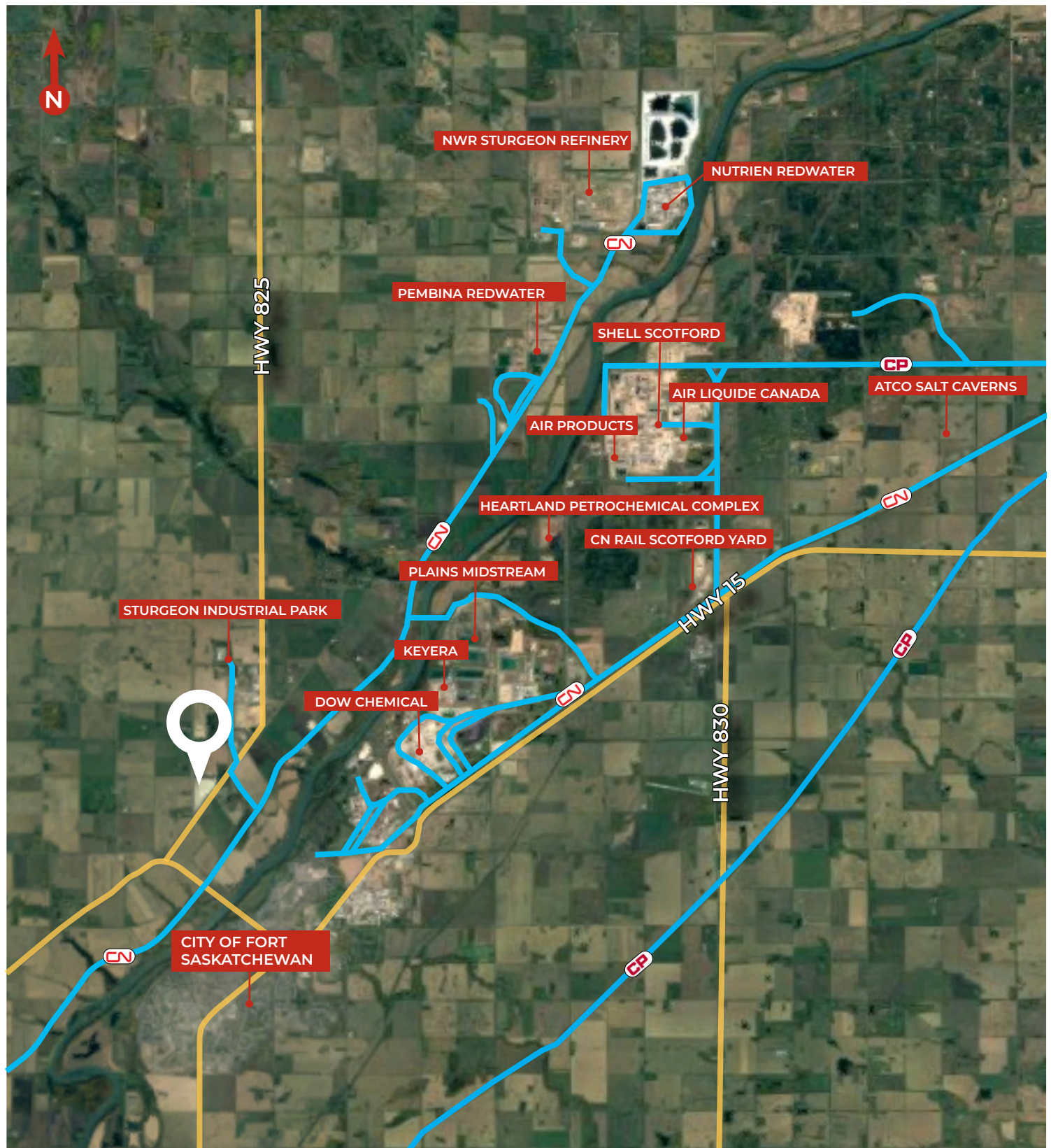
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# INDUSTRIAL HEARTLAND



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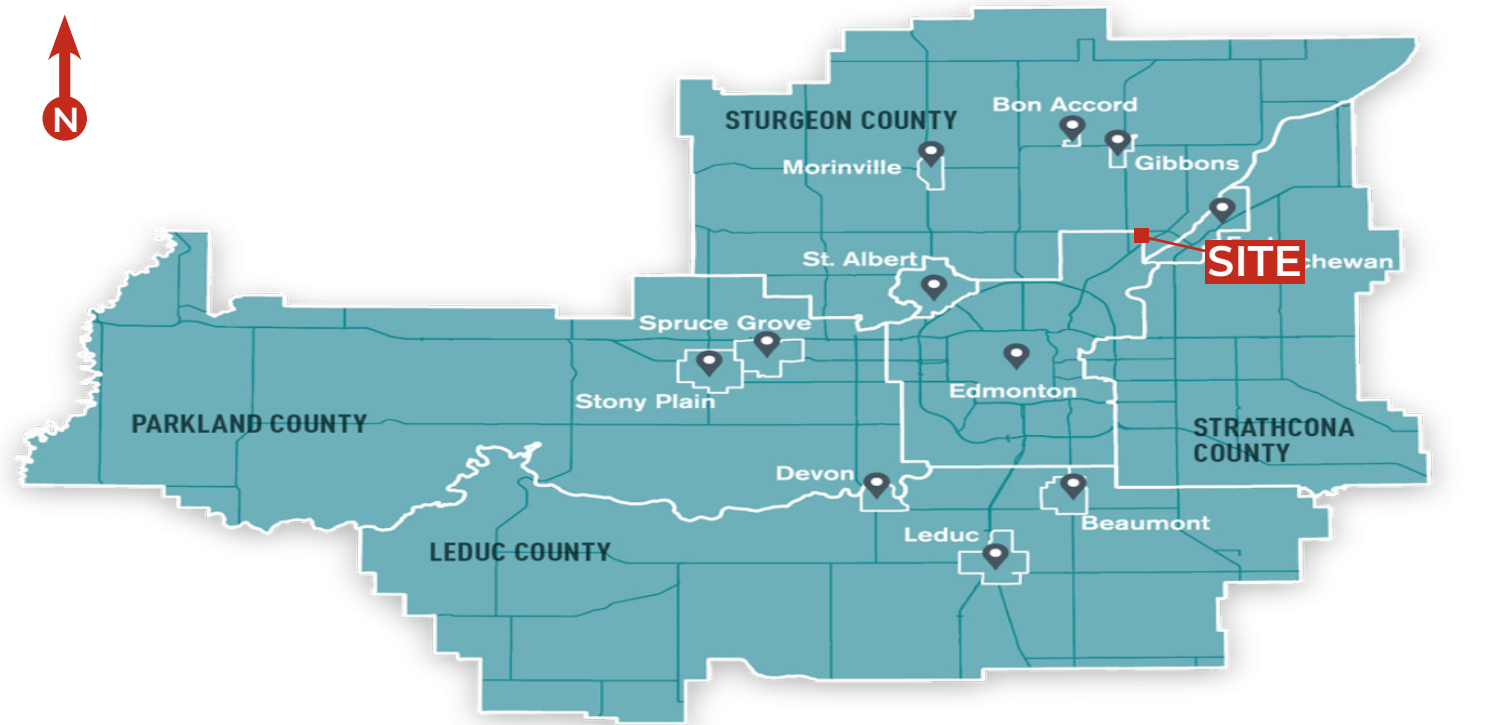
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AERIAL



REGIONAL MAP





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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

## BIOS

### JOEL WOLSKI Director/Associate



Joel Wolski moved to Edmonton in 1970 from Saskatchewan, he graduated from NAIT with multiple diplomas and continued his education at the University of Alberta. Joel later obtained his Commercial Pilots Licence.

Joel began in the Automotive Service Industry where he owned and operated three auto service centres and was later a partner in an automobile dealership. After a brief stint in the aviation industry, Joel joined Royal Park Realty in 2004 where he is now a partner.

Joel's strong business background enables him to provide top quality service, ensuring his clients get the most out of their Real Estate transaction. He is a top performer with Royal Park Realty working with many local, national and international clients.

### TYLER WEIMAN Partner/Associate



Tyler Weiman joined the firm in 2017, after a successful 14-year professional hockey career which saw him have extended travels in North America, Europe and Asia. His high level of professionalism, dedication to excellence and attention to detail is top priority to his clients while helping them achieve their business goals.

As a partner of Royal Park Realty, he brings knowledge, enthusiasm and a desire to attain the best results for property owners and users. Tyler works to be a valuable asset to his clients by understanding their needs and developing long lasting relationships.

Tyler specializes in leasing and the sale or purchase of commercial and industrial properties consisting of owner/user & multi-tenant industrial buildings, expansions, build to suit, relocations, land acquisitions and development of industry property.

Tyler enjoys giving back to the community and continues to be involved in various charitable organizations. He and his wife are raising their four children in the Edmonton area.



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