

# FOR SALE

## STURGEON COUNTY INDUSTRIAL FACILITY

55112 Range Road 825, Sturgeon County, AB



### HIGHLIGHTS

- Home of the Stratotech Park International Raceway
- 22,444 sq ft on 34.35 Acres (+/-)
- The 1.8 km synthetic track features (3) three configurations
- Large graveled yard area, fully fenced and gated with perimeter lighting
- Potential development opportunity with already established industrial users
- Adjacent with CN spur line
- Fronting secondary Highway 825 with excellent proximity to major transportation routes

### CONTACT

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## PROPERTY DETAILS

MUNICIPAL ADDRESS	55112 Range Road 825, Sturgeon County, AB
LEGAL DESCRIPTION	Plan: 0024376; Lot: 1
ZONING	IM (Medium Industrial/ Serviced District)
YEAR BUILT	2001
CONSTRUCTION TYPE	Steel & concrete block
POWER	3 Phase, 800 Amp (TBC)
CEILING HEIGHT	16' (+/-)
LIGHTING	Metal halide/fluorescent
HVAC	Yes
SECURITY	Yes
PARKING	Ample
OFFICE SIZE	6,000 sq ft (+/-)
MEZZANINE SIZE	444 sq ft (+/-)
WAREHOUSE SIZE	16,000 sq ft (+/-)
TOTAL SIZE	22,444 sq ft (+/-)
SITE SIZE	34.35 acres (+/-)

*Conveniently located minutes north of Edmonton in the Sturgeon County Industrial Park. Being in an industrial park has its advantages with the Medium Industrial zoning. This particular track lends itself well to various forms of driver training as the flexibility of the two crossovers add to the dynamics of the chase.*

*The 22,444 sq ft (+/-) building is flexible with a full commercial kitchen, classroom, various offices and male and female washrooms/changerooms. The building has two separate work areas which can be used for maintenance, storage or other training uses.*

## FINANCIALS

SALE PRICE	Contact Listing Agent
PROPERTY TAXES	\$111,033.52 (2023)

## ADDITIONAL INFORMATION

- Colored concrete with floor hardener
- 5,000 gallon septic
- Desco epoxy coating in bathrooms & kitchen
- Commercial grade kitchen
- Large meetings rooms
- Well designed yard with proper drainage
- 50% in floor heating and 50% radiant
- Bathrooms: Men's - 3 urinals/3 toilets  
Women's - 5 toilets  
2 private full bathrooms with showers
- Full building back-up power (CAT, Deisel, 125 KW)
- Owner's living quarters with office and private balcony
- 25-30 person classroom
- Paddock area in a combination of asphalt and well prepared gravel
- Municipal water trickle system into 5,000 gallon cistern



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## NEIGHBOURHOOD



## ABOUT THE AREA

Join neighbours such as:

- Bunge
- Univar Solutions
- Horton CBI
- MS Logistics
- Hexion Canada
- McSween Custom Fabricating
- Gowen Argo Canada.



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

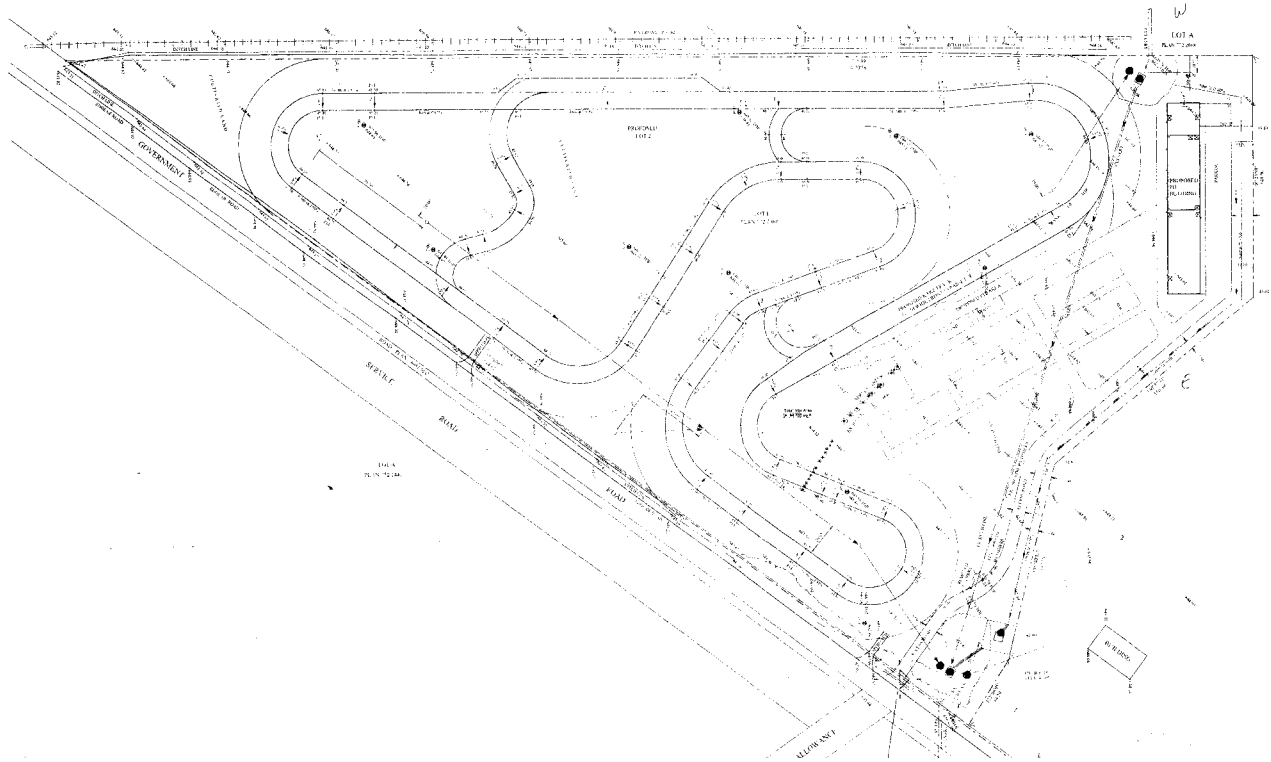


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## SITE PLAN



## STRATOTECH PARK INTERNATIONAL RACEWAY MAP



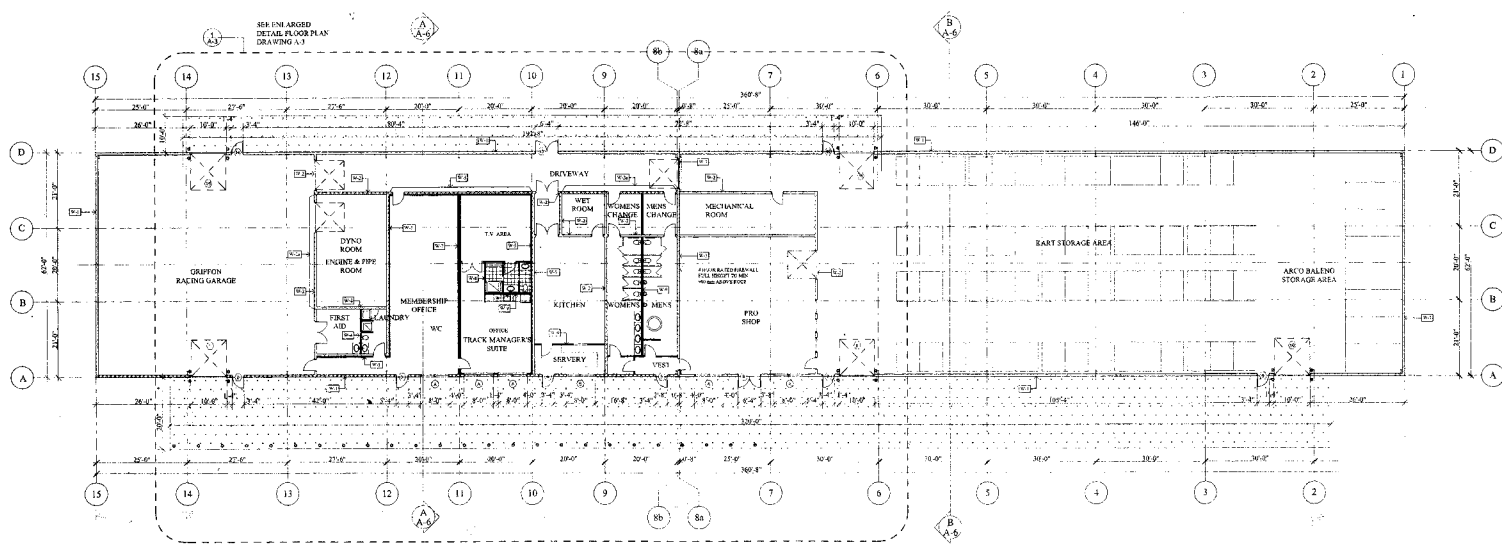
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# FLOOR PLANS

## Main Floor



## Floor Plan



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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



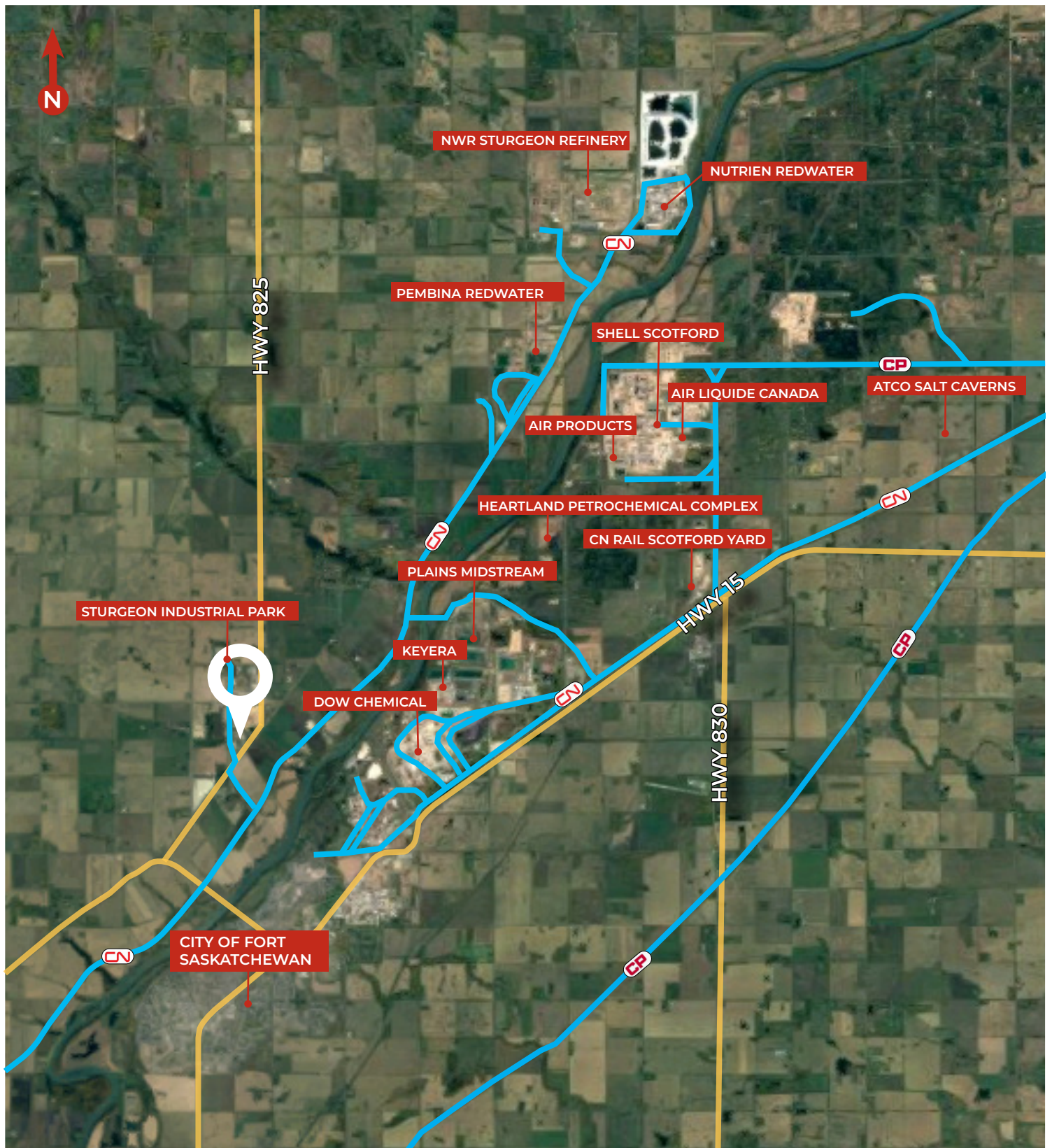
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# INDUSTRIAL HEARTLAND



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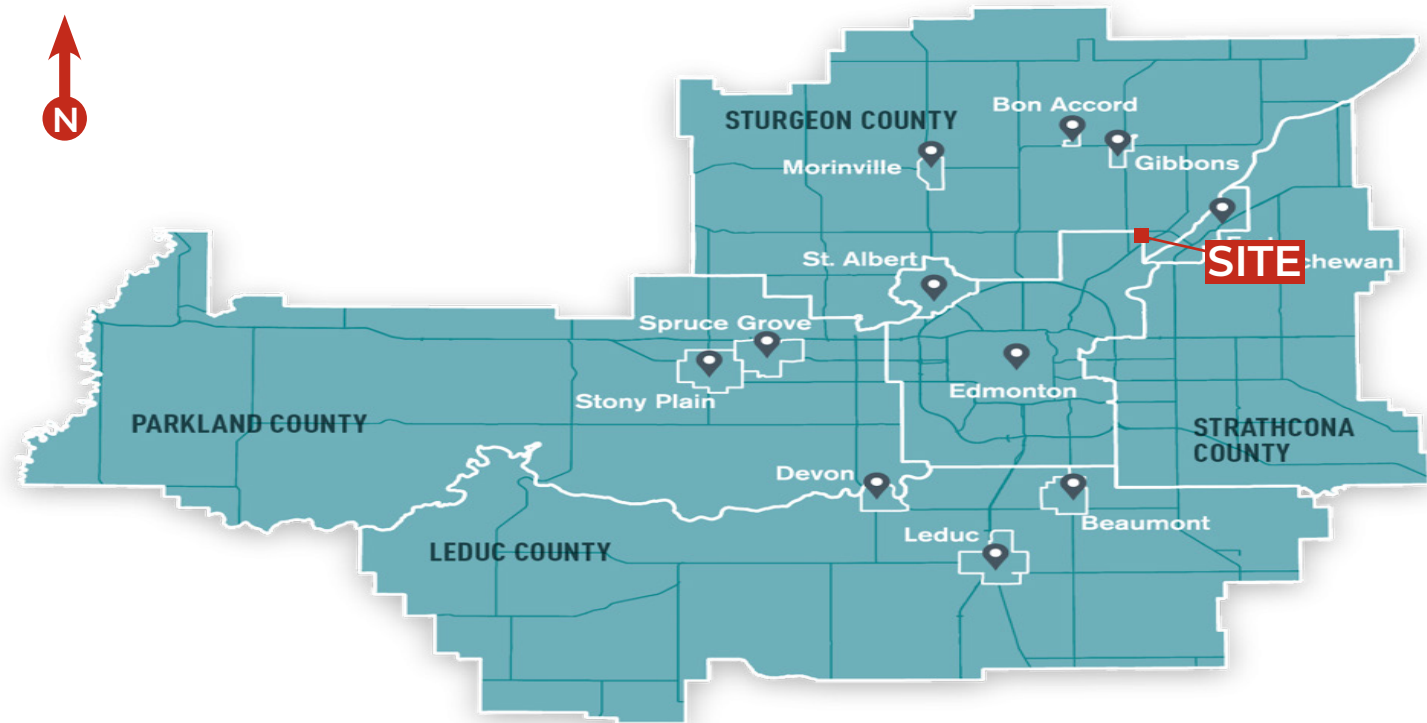
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AERIAL



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

## JOEL WOLSKI Director/Associate



Joel moved to Edmonton in 1970 from Saskatchewan. He graduated from Northern Alberta Institute of Technology with multiple diplomas and continued his education at the University of Alberta. Joel later obtained his Commercial Pilot License.

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 and became a director in 2010.

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.

Joel spends his time off with his wife and two daughters enjoying many activities, from skiing in the winter to water-skiing in the summer.

## TYLER WEIMAN Partner/Associate



Tyler 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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