FOR SALE/LEASE

STURGEON COUNTY INDUSTRIAL LAND

55021 Range Road 225, Sturgeon County, AB



HIGHLIGHTS

- 73.23 ± acres industrial land in Sturgeon County
- 18 ± acres available for lease
- 5,000 ± sq ft quonset with drive-through access
- Dual access with fencing and security
- On-site office and mobile home
- Direct exposure to Highway 825 near major industries
- Heavy compacted, graveled, prepped and ready for occupancy

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ROYAL PARK REALTY™

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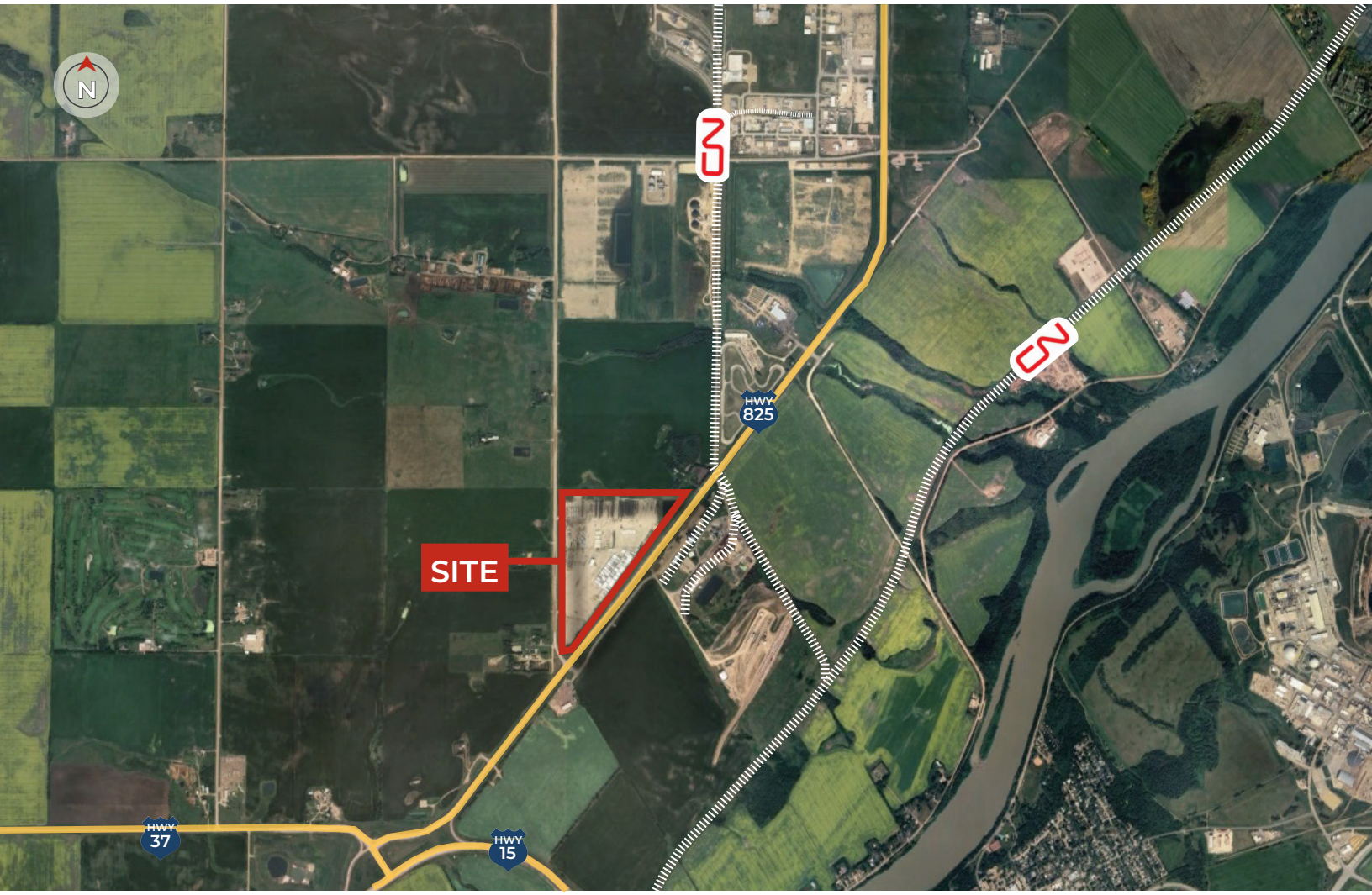
royalparkrealty.com

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 The offering may be withdrawn at any time without notice or cause.

Regional Map | 55021 Range Road 225, Sturgeon County, AB



Property Details & Financials

MUNICIPAL ADDRESS	55021 Range Road 225, Sturgeon County, AB
LEGAL DESCRIPTION	NW - 5 - 55 - 22 - 4
ZONING	I4 (Medium Industrial/Serviced District)
SITE SIZE	73.23 acres ± 18 acres ± available for lease
POWER	Two separately metered 200 amp, 120/240V power locations onsite
SALE PRICE	**Contact Listing Agent**
PROPERTY TAXES	$129,142.56/yr (2026)
GROSS LEASE RATE	Market

DRIVE TIMES:

- 5 MINS TO FORT SASKATCHEWAN
- 25 MINS TO SHERWOOD PARK
- 30 MINS TO ACHESON
- 35 MINS TO EDMONTON CITY CENTRE
- 40 MINS TO NISKU/LEDUC

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Neighbourhood | 55021 Range Road, Sturgeon County, AB



Why Invest in Sturgeon County?

Located within the Sturgeon Industrial Park (SIP) in Alberta's Industrial Heartland, this property offers an ideal setting for light and medium industry to capitalize on projects in both the Heartland and Alberta's oil sands. SIP features a fully established road network with excellent access to major highways, including Alberta's High Load Corridor, and the CN Sturgeon Industrial Rail Line. Recent County infrastructure upgrades support growth, while existing businesses thrive in advanced manufacturing, agri-business, chemicals, transportation, and logistics. With competitive taxes, supportive regulations, and proximity to abundant natural resources, this location provides a strategic, fully equipped environment for long-term industrial investment.

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For Sale/Lease | 55021 Range Road, Sturgeon County, AB


OFFICE TRAILER


OPEN WORK SPACE

Additional Details

- Large office
- Large office with built-in washroom (tub, toilet, and sink)
- Lunchroom
- Kitchen
- Entryway
- Full washroom (tub, toilet, and sink)
- 10 energized parking outlets
- Gas & power services


5,000 SQ FT ± COLD STORAGE QUONSET


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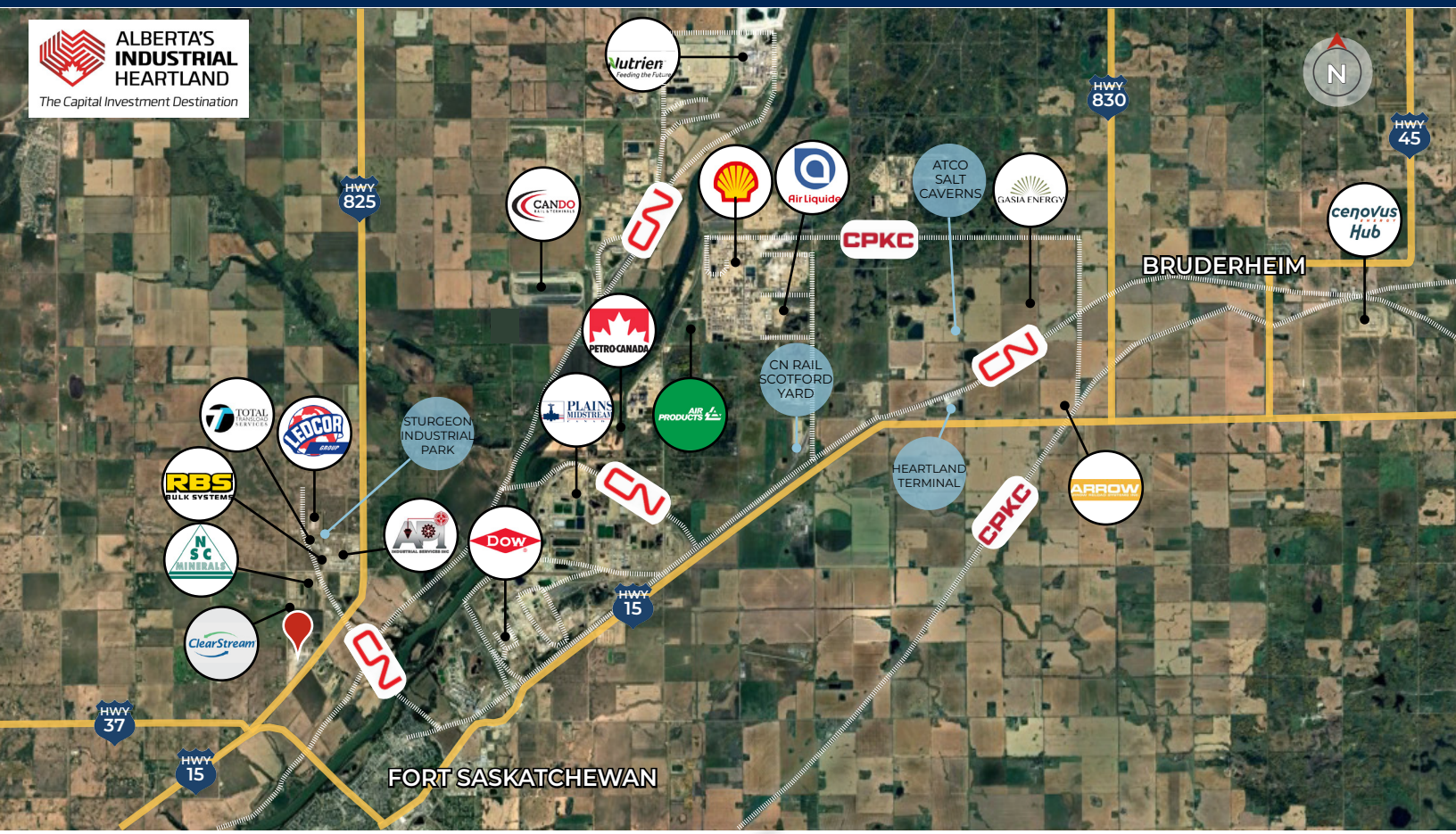
Canada's Premier Petrochemical Hub



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- 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

Tyler Weiman, SIOR Partner, Associate



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In 2017, Tyler became part of the firm following a prosperous 14-year professional hockey career that took him on extensive journeys across North America, Europe, and Asia. He places the utmost importance on professionalism, a commitment to excellence, and meticulous attention to detail when serving his clients, helping them in attaining their business objectives.

As a partner at Royal Park Realty, Tyler brings with him a wealth of knowledge, enthusiasm, and determination to achieve optimal outcomes for both property owners and users. His approach involves becoming an invaluable resource to his clients by deeply comprehending their requirements and fostering enduring relationships.

Tyler has achieved the prestigious SIOR designation (Society of Industrial and Office Realtors), which represents the pinnacle of expertise, productivity, and ethical standards in the real estate sector. Those with the SIOR designation are acknowledged by corporate real estate leaders, commercial real estate professionals, brokers, agents, lenders, and others in the industry as the most proficient and seasoned brokerage experts across all markets.

His expertise lies in various aspects of commercial and industrial real estate, including leasing, buying, selling, acquiring, and disposing of properties. Tyler's focus encompasses a wide range of property types, such as owner/user and multi-tenant industrial buildings, expansions, custom-built solutions, relocations, land acquisitions, and the development of industrial properties

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Tyler finds satisfaction in contributing to the community and remains actively engaged with several charitable organizations. He and wife are raising their four children in the Edmonton area.

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