

FOR SALE

RIGHTS TO EXTRACT SAND & GRAVEL AGGREGATES

Yellowhead County, AB



HIGHLIGHTS

- 2 separate sites
 - ◊ 39.78 acres ± estimated at 1,127,000 cubic meters of sand and gravel
 - ◊ 53.37 acres ± estimated at 1,200,000 cubic meters of sand and gravel
- South of Fox Creek in Yellowhead County
- Full Conservation Operation Reclamation Plans for both sites completed

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 The offering may be withdrawn at any time without notice or cause.

For Sale | Rights to Extract Sand & Gravel, Yellowhead County, AB



SITE 1

The Site is located at SE 13-59-19 W5M and has a total of 16.1 hectare \pm (39.78 acre \pm). The Site is undeveloped and mostly made up of former cutblocks. The Site is divided into two portions separated by a right of way. The northern portion can be accessed from an abandoned mineral surface lease located on the SE corner and the southern portion and the south can be accessed through a separate right of way. Aggregate extraction operations will encompass most of the Site. This Site contains an estimated 1,127,000 cubic meters of sand and gravel. The sand and gravel aggregate resources in the Site averages an estimated 4.5m in depth.

(*** taken from an Alta Tech Environmental Services Inc, April 2018 report)

SITE 2

The Site is located at SE 10-59-19 W5M and has a total of 21.6 hectare \pm (53.37 acre \pm). The Site is undeveloped and mostly made up of former curblocks. This Site will be accessed from a currently undeveloped road located within and on the southeast corner of the Site. Aggregate extraction operations will encompass most of the Site. This Site contains an estimated 1,200,000 cubic meters of sand and gravel. The sand and gravel aggregate resources in the Site averages an estimated 6m in depth. Unconfirmed sand and gravel aggregates likely exist beneath the average 6m depth up to a depth of 9m.

(*** taken from an Alta Tech Environmental Services Inc, April 2018 report)



INFORMATION & FINANCIALS

LEGAL DESCRIPTION	Site 1: SE 13-59-19 W5M
	Site 2: SE 10-59-19 W5M
SITE SIZES	Site 1: 39.78 \pm acres
	Site 2: 53.37 \pm acres
COUNTY	Yellowhead County
SALE PRICE	\$3,200,000.00
POSSESSION	Negotiable

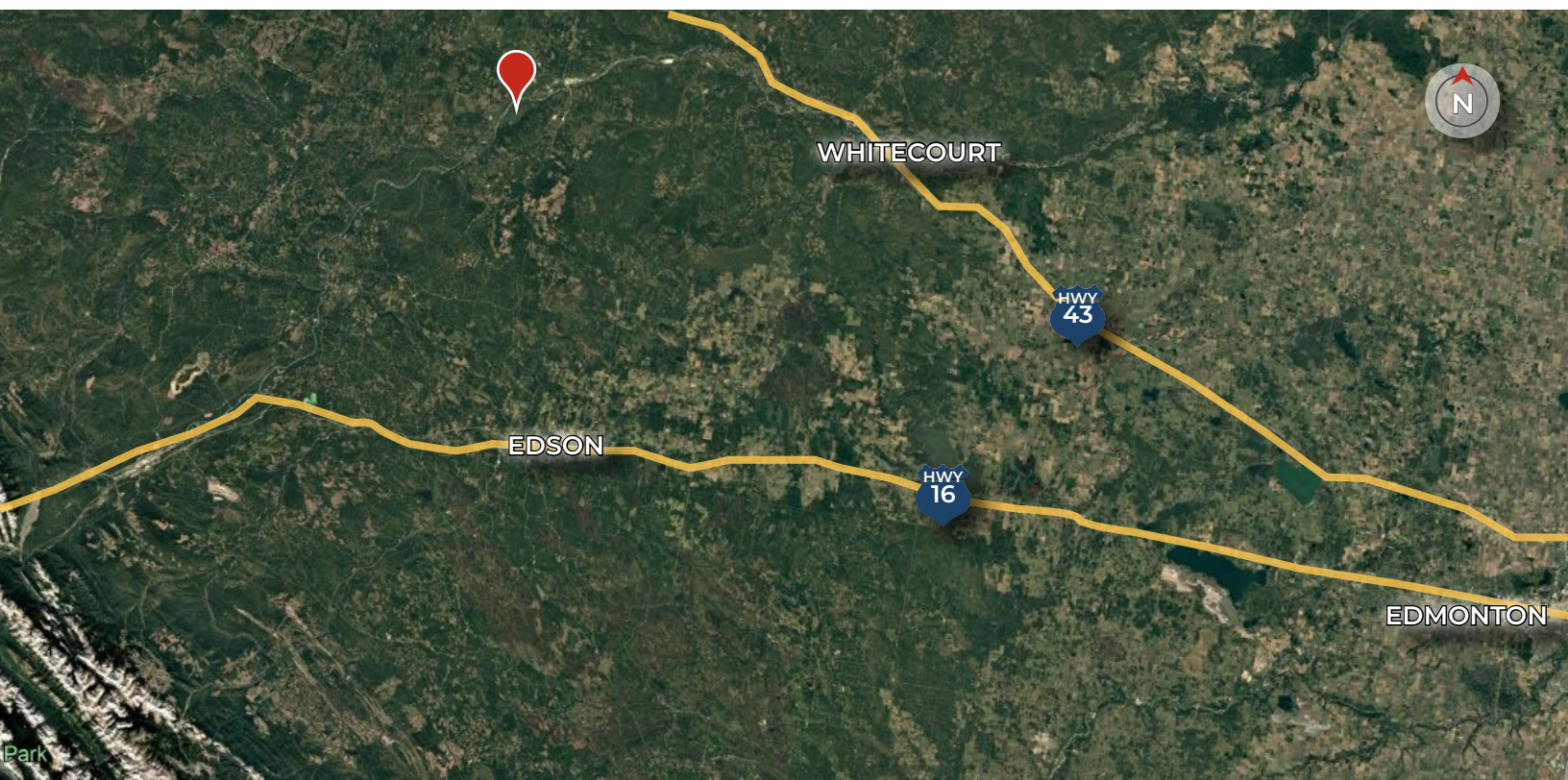
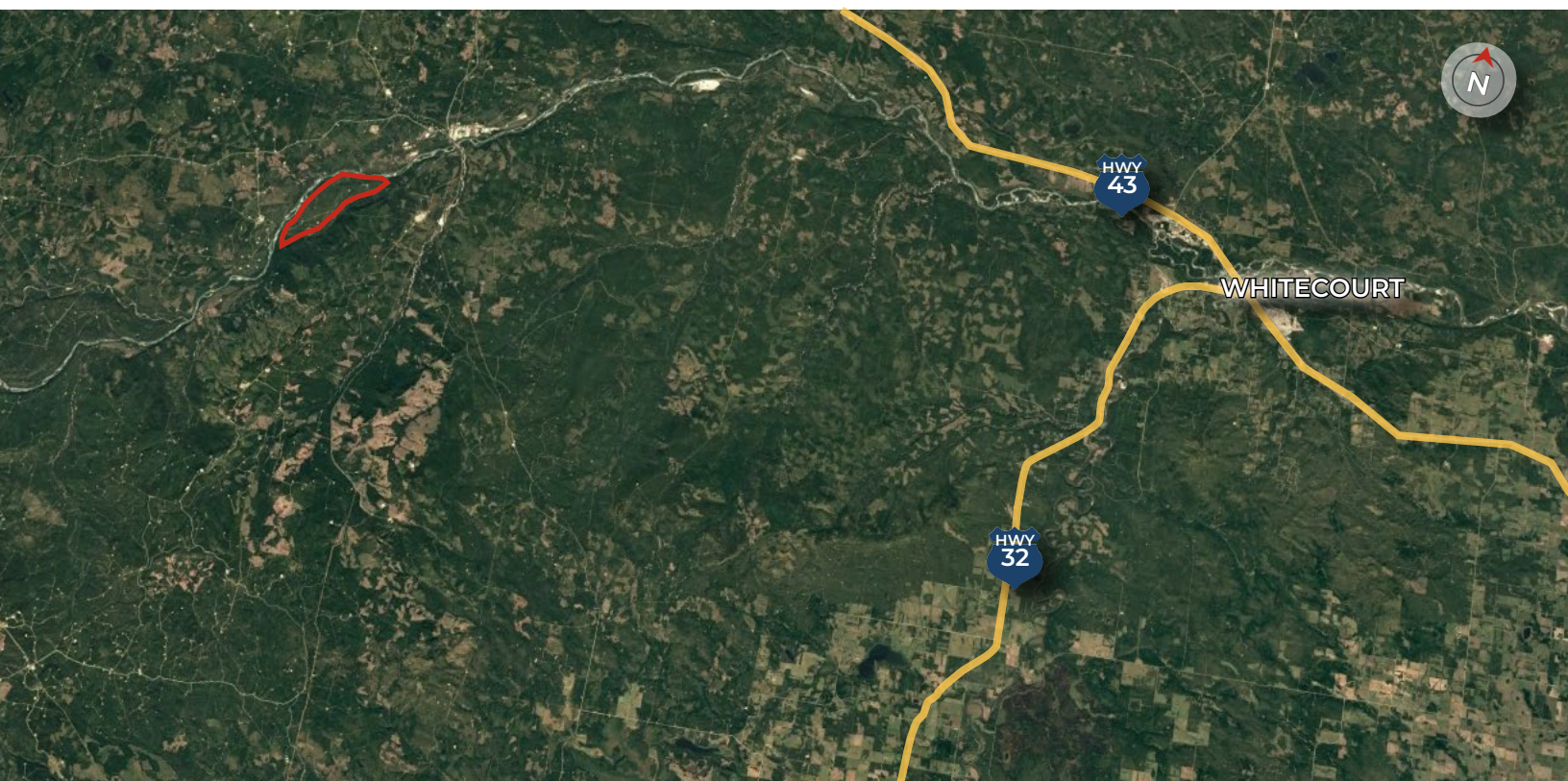


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Property Location | Rights to Extract Sand & Gravel, Yellowhead County, AB



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Tyler Weiman, SIOR Partner, Associate



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. 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.

Marcus Schwabe Senior Associate



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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