

# FOR SALE

## RWC 28 LAND

50455 Range Road 254, Edmonton, AB



### HIGHLIGHTS

- 160 Acres (+/-) of Agricultural Edmonton South land, just north of Highway 19 and the Edmonton International Airport
- Located in the proposed Rabbit Hill District and in a proposed non-residential area
- Close proximity to the re-routing and widening (to 4 lanes) of Highway 19 (TBC) and just west of the Crossroads ASP and Discovery Business Park.
- Fronting Range Road 254 with easy access north to the City of Edmonton

### CONTACT

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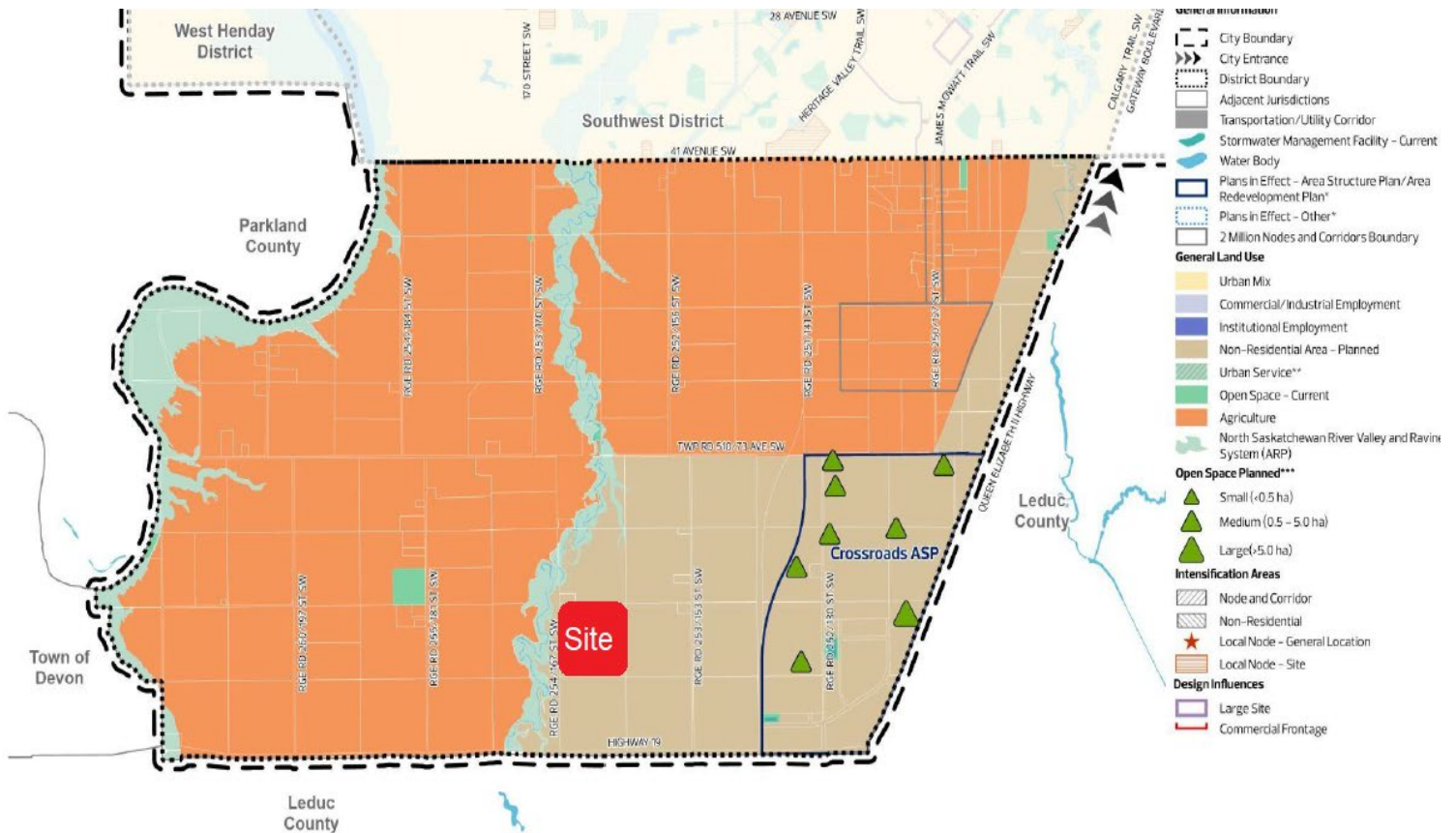
## PROPERTY DETAILS

ADDRESS	50455 Range Road 254, Edmonton, AB
LEGAL DESCRIPTION	NW 1/4, of 28-50-25-W4th
NEIGHBOURHOOD	Edmonton South Central
SIZE	160 acres ±
ZONING	AES - Agricultural Edmonton South

## FINANCIALS

PURCHASE PRICE	\$18,800,000.00
PROPERTY TAXES	TBC
POSSESSION	60 Days negotiable

## CITY OF EDMONTON RABBIT HILL DISTRICT LAND USE CONCEPT

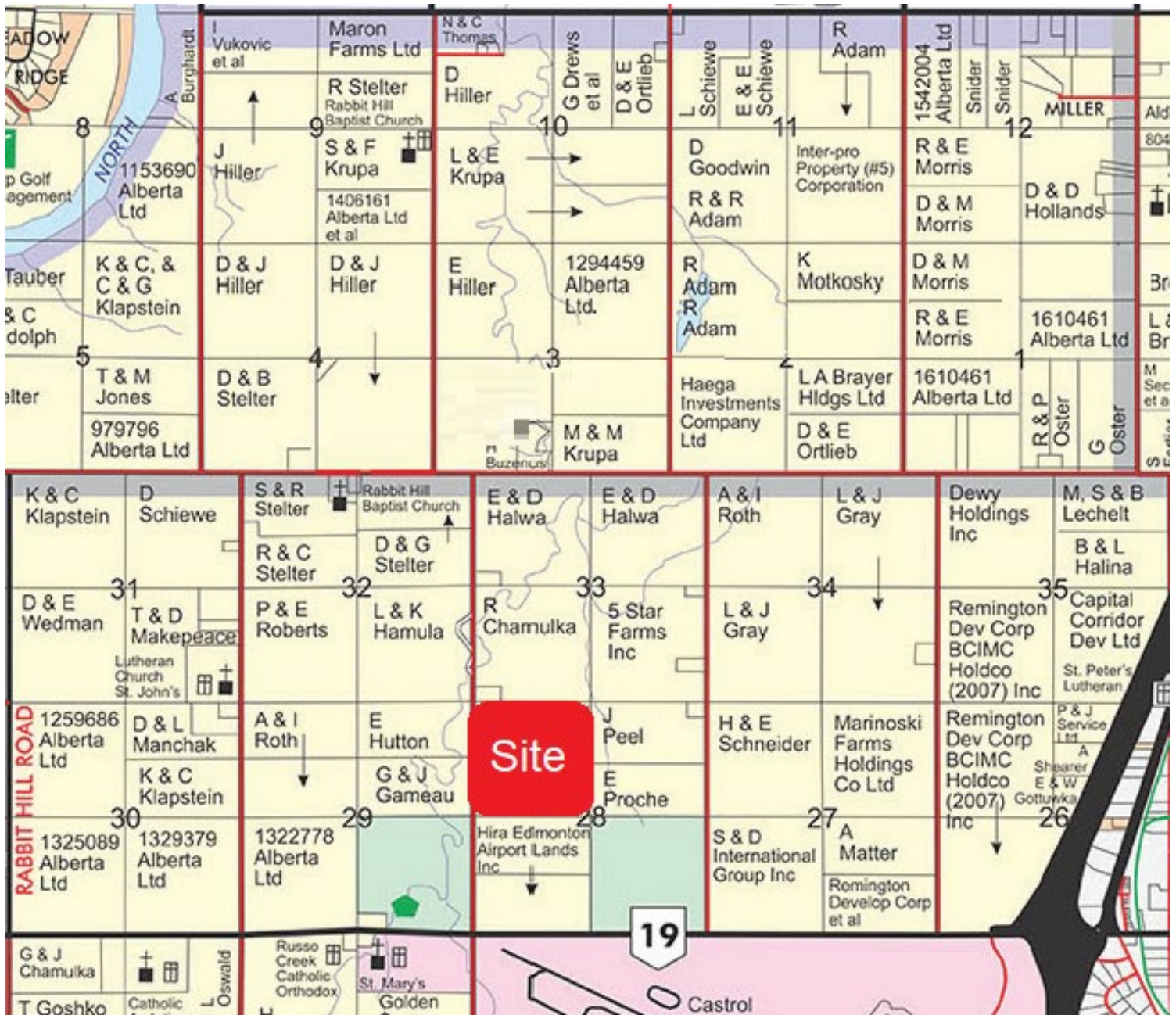


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# LAND PARCEL MAP



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The map illustrates the proposed relocation of Highway 19. Key features include:

- WEST END LIMITS:** Indicated by a red dashed line on the left side of the map.
- PROPOSED HIGHWAY RELOCATION:** A green dashed line showing the new alignment, which curves northward in the center of the map.
- EAST END LIMITS:** Indicated by a blue dashed line on the right side of the map.
- PROPOSED HIGHWAY 19 (13" proposed runway not built):** A purple dashed line showing an alternative alignment that remains closer to the original route.
- EXISTING HIGHWAY 19:** Shown as a solid black line running horizontally across the middle of the map.
- EXISTING AIRPORT RUNWAYS:** Labeled as "EXISTING RUNWAY" and "EXISTING TAXIWAY", shown as solid black lines in the lower right quadrant.
- LEGEND:** Located at the bottom of the map, it defines the colors and line styles used: red for West End Limits, green for Proposed Highway 19 (13" proposed runway built), purple for Proposed Highway 19 (13" proposed runway not built), and blue for East End Limits.
- Scale and Orientation:** A scale bar at the bottom left indicates distances from 0 to 1000 meters. A north arrow is located at the bottom right.



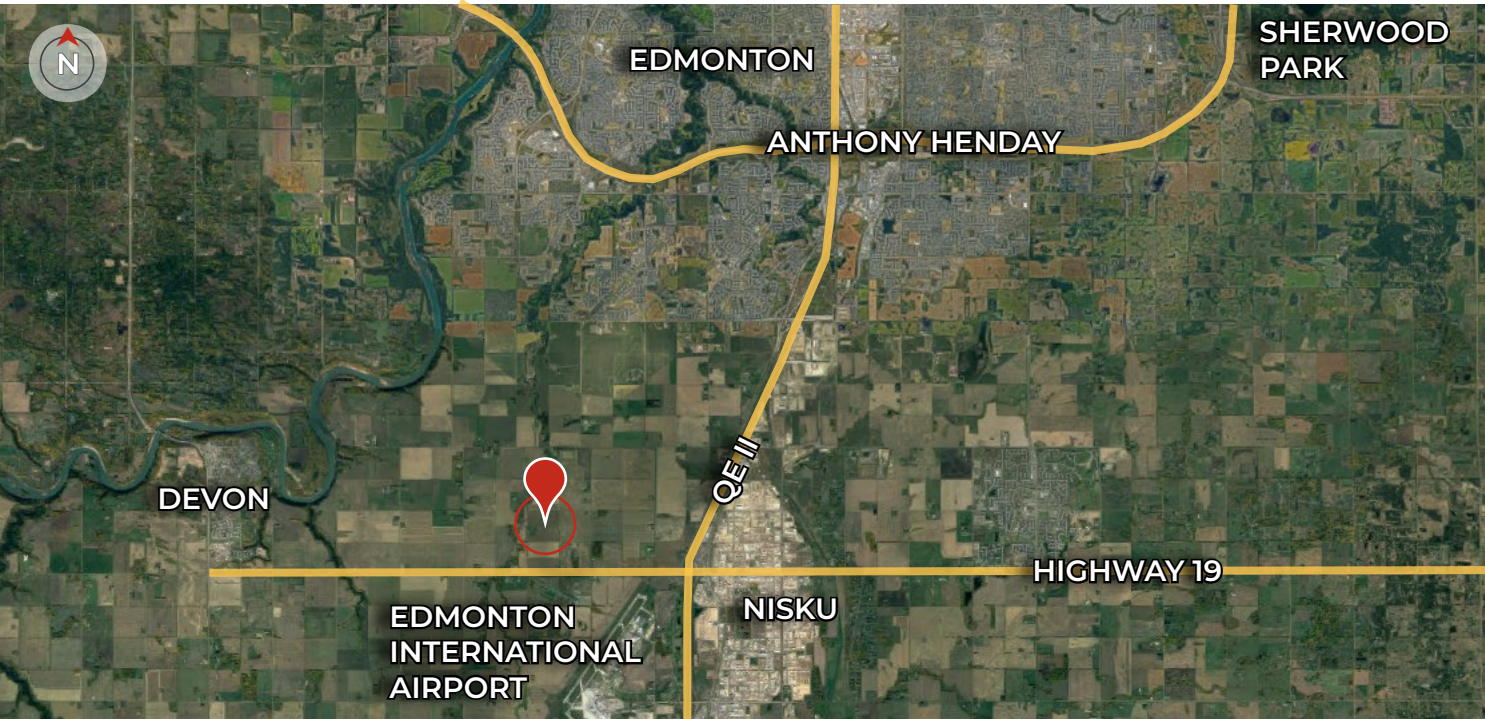
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# REGIONAL LOCATION



# LOCAL MAP



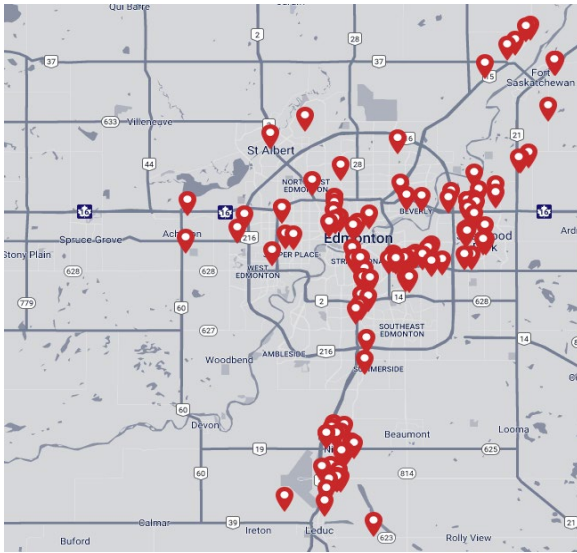


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## ABOUT ROYAL PARK REALTY



- 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

## THOMAS BRAUN Partner/Associate, MBA - BIO



Thomas Braun, Associate, focuses on the sales, leasing, and build-to-suit of industrial properties in the greater Edmonton area.

With nearly two decades in the oil and gas, mining, forestry and real estate sectors, Thomas knows what truly drives successful real estate transactions: developing strong client relationships, providing outstanding customer service, ensuring meticulous attention to detail, and guaranteeing a high-level of integrity – all of which serve his clients well.

Thomas' goal is to be a trusted advisor to his clients and to use his creative negotiating and marketing skills to their advantage. His practical business and investment knowledge led to Thomas pioneering a "Massey-like" Offer to Purchase/Lease that provides savvy financial protection for his clients.

Thomas is a lifelong Edmontonian who holds a Masters in Business Administration from the University of Alberta. When not working on client deals, you can find him cycling and skiing with his wife and daughters, reading about behavioral economics, or playing hockey or windsurfing.



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