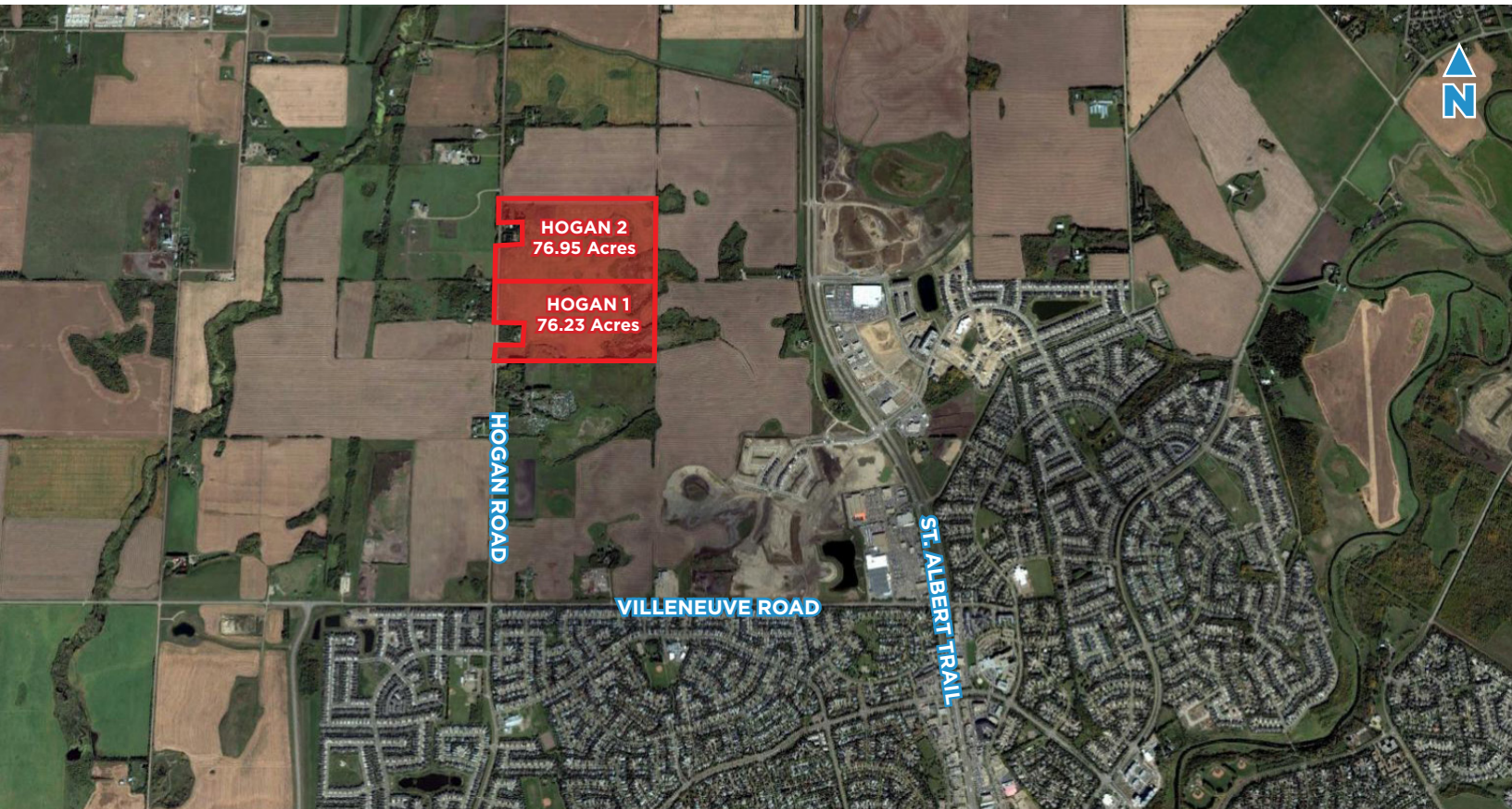


# FOR SALE

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



## Hogan Road Lands

Range Road 225 & Township Road 543A, Sturgeon County, AB  
76.23 & 76.95 Acres (+/-)

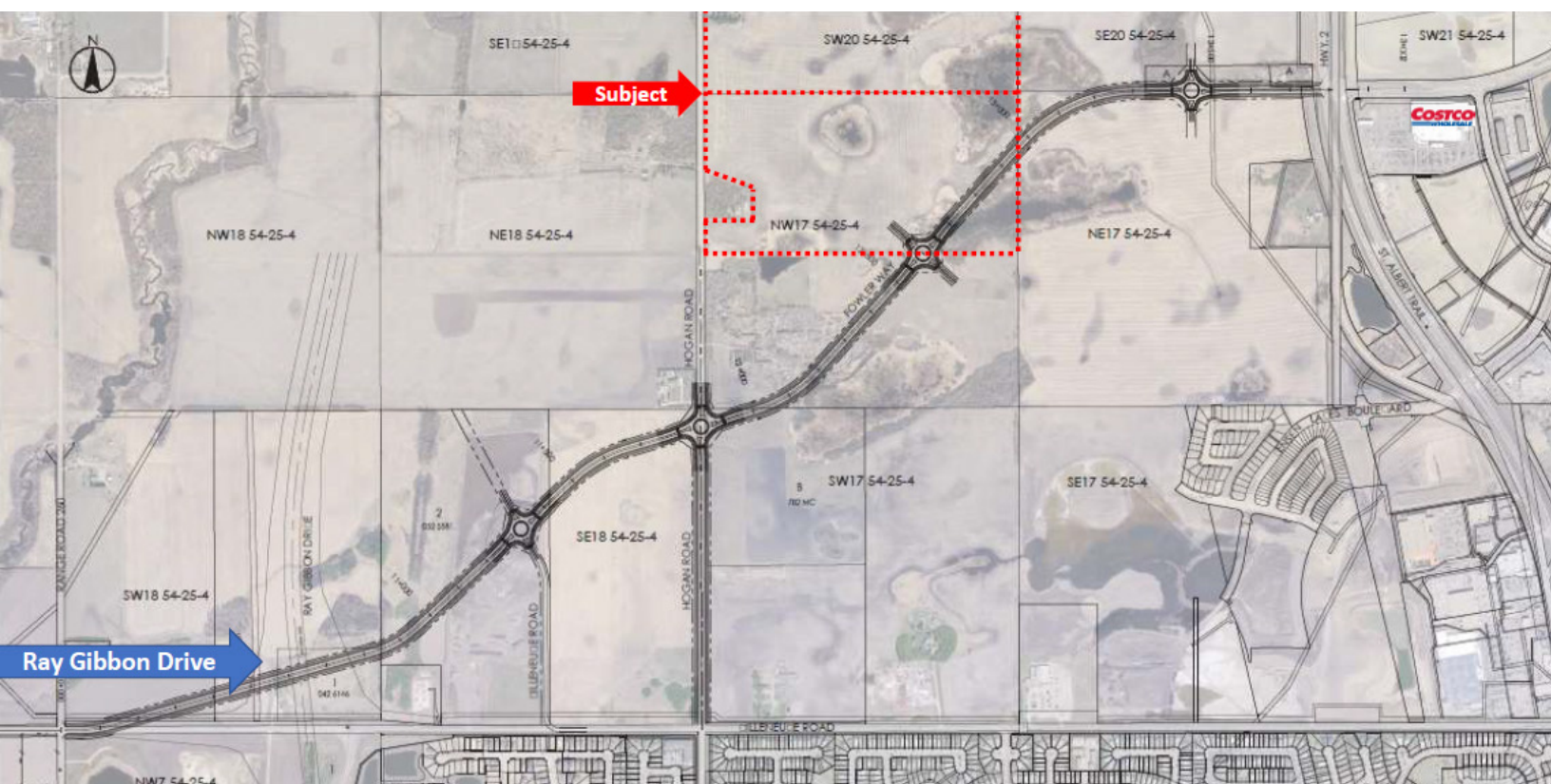
### Property Highlights

- New Arterial Road Fowler Way 2024/25 will run through the Hogan 1, City of St. Albert to Bear cost of Road
- Annexation Pending Expected to Complete Early January 2023
- Vendor Financing is Available
- Services brought to Site via Fowler Way details in Fowler Way Study & City of St. Albert
- Land can be Under Development as early as end of 2023
- Vendor Willing to sell Smaller Portions of Land (Purchase will be Responsible for Subdivision and Servicing Costs)
- Storm Pond Under Developed on Site
- 3 New Schools with a Capacity of 1900 Students have opened within a Mile of the Site
- Major Shopping Destination within 1km of Site

Lizotte and Associates Real Estate Inc.  
#1200, 10117 Jasper Avenue  
Edmonton, AB T5J 1W8  
780.488.0888 | [www.lizotterealestate.com](http://www.lizotterealestate.com)

**Property Details**

<b>Address:</b>	Hogan Place 1 - Located On the East Side of Range Road 225 South of Township Road 543A Sturgeon County, AB
	Hogan Place 2 - Located On the East Side of Range Road 225 South of Township Road 543A Sturgeon County, AB
<b>Size:</b>	Hogan Place 1 - 76.23 Acres (+/-) Hogan Place 2 - 76.95 Acres (+/-)
<b>Zoning:</b>	Development Land
<b>Possession:</b>	Immediate
<b>Purchase Price:</b>	Hogan Place 1 - \$95,000/Acre Hogan Place 2 - \$85,000/Acre



**Contact**

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