

FOR SALE

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



Upgrader Industrial Park

East of Range Road 223, North of Hwy 643, Sturgeon County, AB

PROPERTY HIGHLIGHTS

- Located in Heartland Industrial Area
- Vendor Financing is Available
- Vendor Willing to sell Smaller Portions of Land as little as 20 Acres (Purchase will be Responsible for Subdivision and Servicing Costs)
- Alberta's Industrial Heartland is one of the world's most attractive locations for chemical, petrochemical, oil, and gas investment. It is also Canada's largest hydrocarbon processing region. The region's 40+ companies, several being world scale, provide fuels, fertilizers, power, petrochemicals and more to provincial and global consumers.
- The Region offers world class facilities that can produce global scale quantities, and are responsible for 43% of our national basic chemical manufacturing industry. Alberta's Industrial Heartland is ideally located in the province of Alberta, offering attractive and extensive opportunities in multiple sectors.

Lands are ideally located for the following uses:

- Heavy industry
- Petrochemical
- Energy
- Agri-business
- Advanced Manufacturing

Heartland Industrial Land Area

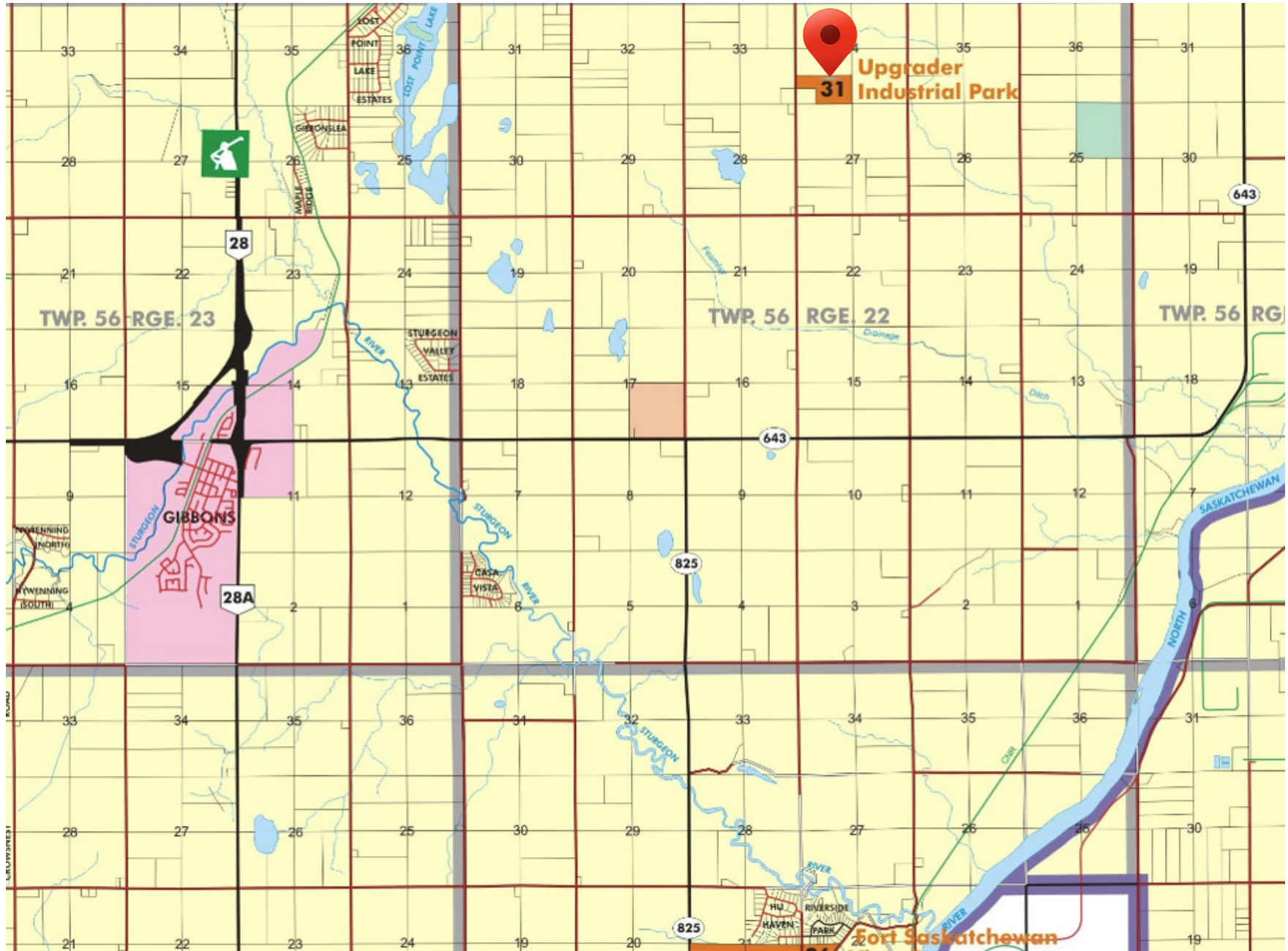
Alberta's Industrial Heartland is of the world's most attractive locations for, petrochemical, oil, and investment. It is also Canada's largest hydrocarbon processing region. The region's 40+ companies, several being world scale, provide fuels, fertilizers, power, petrochemicals and more to provincial and global consumers.

\$3,456,000.00 (\$45,000/Acre) (76.8 Acres (+/-))

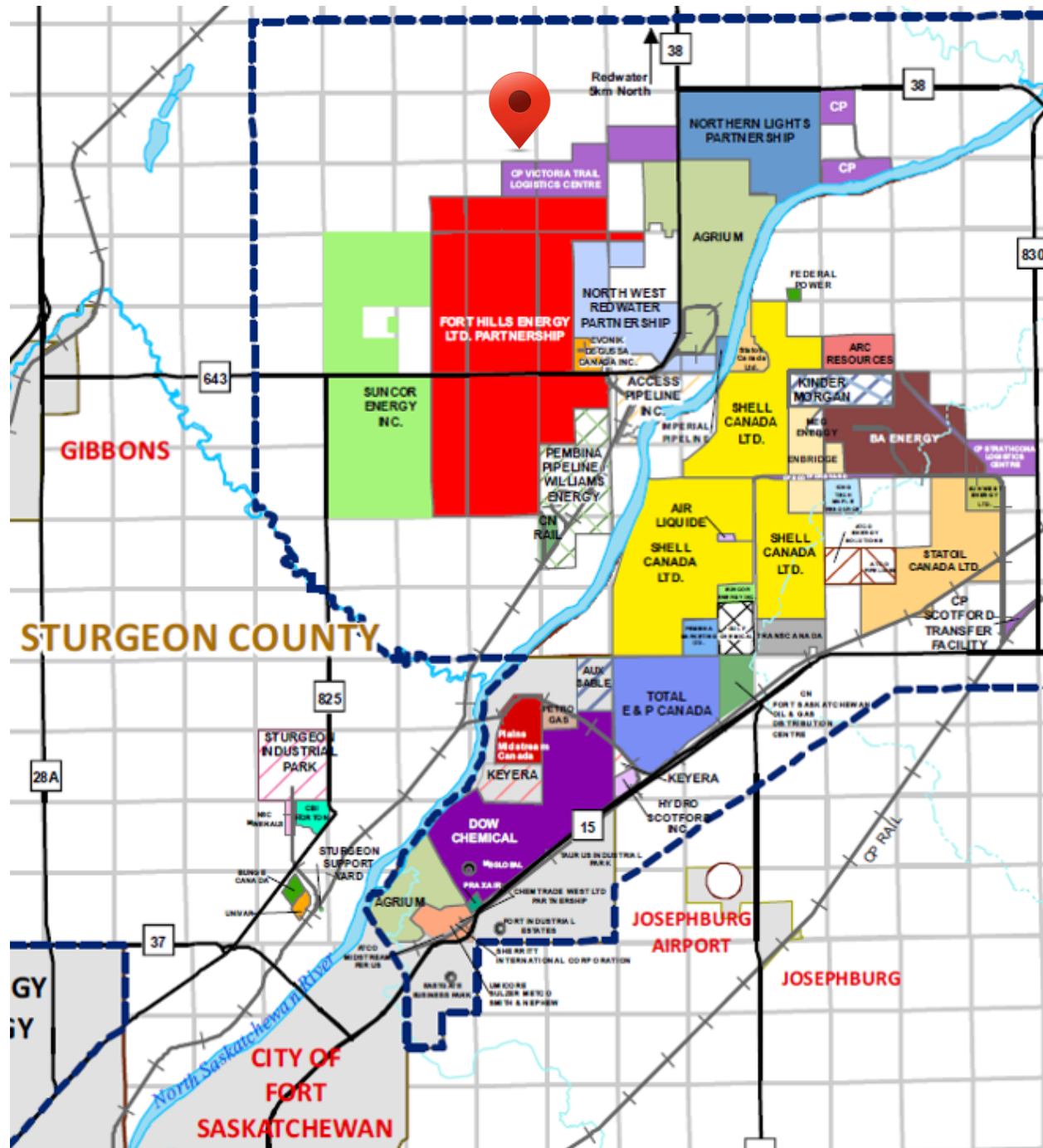
Meridian 4, Range 22, Township 56, Section 34 South West Quarter

Zoning: Future Heavy Industrial Subdivision

LOCATION



SITE



PROPERTY INFORMATION

| | |
|-----------------------|--|
| Address: | East of Range Road 223, North of HWY 643, Sturgeon County, AB |
| Legal Address: | SW 34, 56, 22, 4 |
| Total Size: | 76.8 Acres (+/-) |
| Zoning: | Future Industrial Land |
| Possession: | Immediate/Negotiable |
| Sale Price: | \$39,000/Acre \$2,995,200 |

CONTACT

Karim Bensalah
Associate

C: 780.729.4382

D: 780.784.5357

karim@lizotterealestate.com

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