


FOR SALE



55564 Rge Rd 210
Strathcona County
Alberta

17 ACRES

Opportunity in the Industrial Heartland

SEIZE THE UNPARALLELED OPPORTUNITY IN ALBERTA'S INDUSTRIAL HEARTLAND. THIS PROPERTY IS IDEALLY SITUATED IN THE EPICENTRE OF 1 OF CANADA'S LARGEST INDUSTRIAL ZONES, KNOWN FOR ITS THRIVING PETROCHEMICAL, MANUFACTURING, AND ENERGY SECTORS. THIS LAND PRESENTS A BLANK CANVAS FOR VISIONARIES LOOKING TO CAPITALIZE ON THE HEARTLAND'S ROBUST ECONOMIC GROWTH AND STRATEGIC LOCATION. THIS PROPERTY BOASTS DIRECT ACCESS TO MAJOR TRANSPORTATION ROUTES, INCLUDING HIGHWAYS AND RAIL LINES, FACILITATING EASY MOVEMENT OF GOODS AND SERVICES.

AVAILABILITY: FOR SALE

Melissa Saretsky
SALES REPRESENTATIVE

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www.c21fortsask.ca
(780) 709-9658

CENTURY 21.
Masters

COMMERCIAL[®]



Services

UTILITIES ARE AVAILABLE, WITH A WATER WELL ON THE PROPERTY AND 2 GAS LINES. THIS LAND HAS THE POTENTIAL FOR SIGNIFICANT INFRASTRUCTURE WITH FLEXIBLE ZONING. WHETHER YOU ARE LOOKING TO ESTABLISH A MANUFACTURING PLANT, LOGISTICS HUB, OR INNOVATIVE OPERATION, THIS LAND OFFERS THE FLEXIBILITY TO BRING YOUR VISION TO FRUITION. THE AREA IS A SUPPORTIVE BUSINESS ENVIRONMENT CHARACTERIZED BY A SKILLED WORKFORCE, STRATEGIC ECONOMIC INCENTIVES, AND A STRONG COMMUNITY OF LEADING INDUSTRIES

ASKING PRICE:

\$1,200,000

TAXES:

\$2,454.69(2023)

ZONING OPTIONS:

Heavy Industrial

Medium Industrial

Agriculture General

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POTENTIAL PERMITTED USES

Heavy Industrial (Heartland):

- Agriculture, general
- Equipment, major
- Outdoor storage
- Recycling, oil depot
- Utility service, minor
- Warehousing and storage
- Waste management, minor
- WECS, small*
- WECS, large (single)*

Medium Industrial (Heartland):

- Agricultural support service
- Agriculture, General
- Animal hospital and shelter
- Autobody repair and paint shop
- Commercial storage
- Contractor service, general
- Contractor service, limited
- Custom indoor manufacturing
- Emergency service
- Equipment, major
- Equipment, minor
- Outdoor storage
- Recreational vehicle storage, major*
- Recycling depot
- Recycling drop-off
- Service station, minor

[Click here to see more
about Strathcona
County Zoning.](#)



INDUSTRIAL HEARTLAND

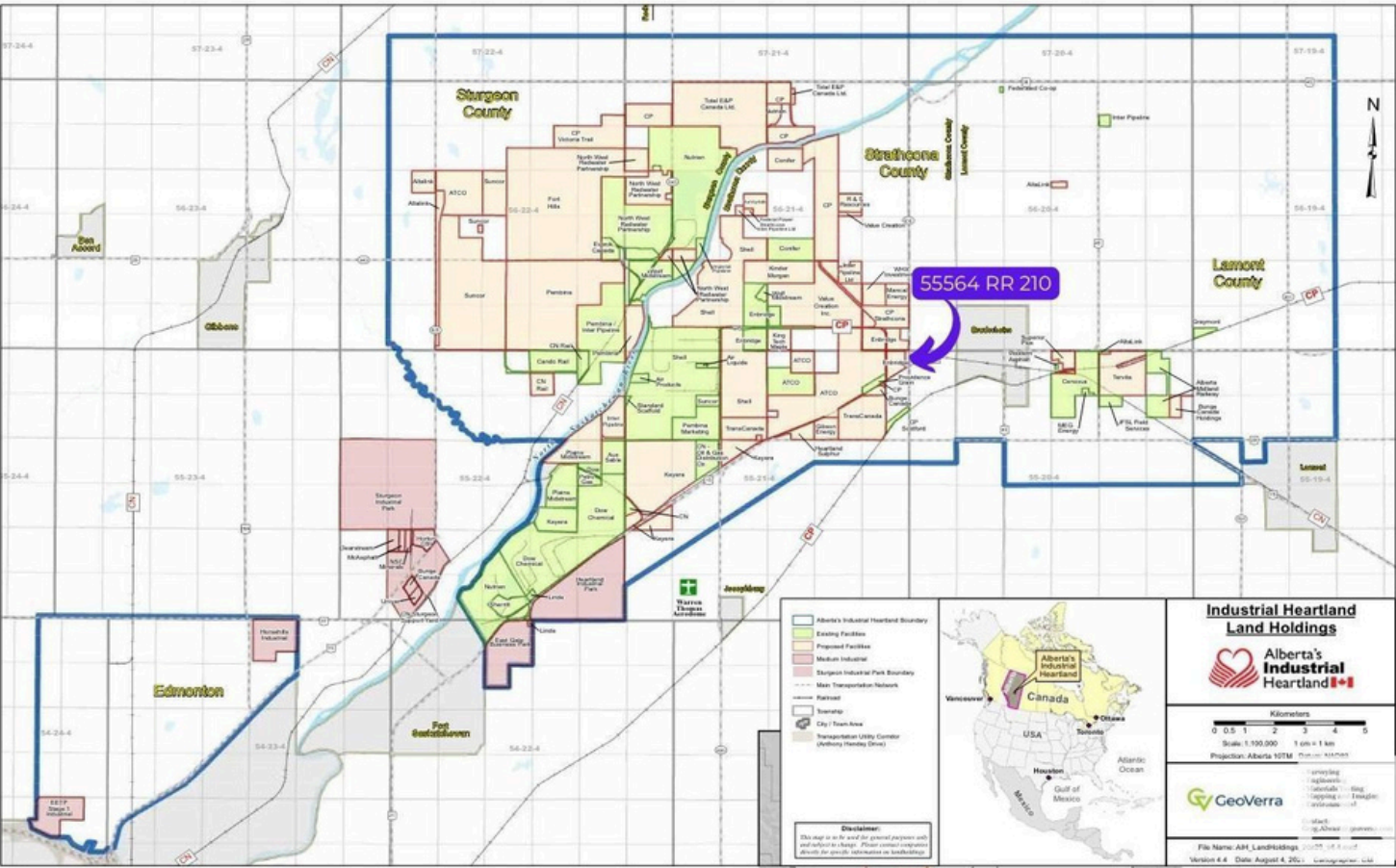
As the largest hydrocarbon processing region in Canada, our growth surpasses that of our competitors. Discover why global investors view Alberta's Industrial Heartland as the ideal location for their next investment decision.

ADVANCED INFRASTRUCTURE: The AIH is at the heart of a well-connected transportation network, linking Alberta to global markets through highways, pipelines, and rail providers.

ABUNDANT LABOUR: Over a million skilled workers in the region cover diverse talents, from trades to engineering, supported by the Government of Alberta's focus on maintaining a skilled workforce.

ESTABLISHED SUPPLY AND SERVICE INDUSTRIES: The AIH houses a skilled service and supply sector vital for business growth, offering expertise and support for local project development.

RESEARCH AND DEVELOPMENT: The AIH provides stability for various investments, with a focus on fuels, fertilizers, power, and petrochemicals, alongside opportunities for alternative investments and green initiatives.



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