



\$3,125,000.00

Street Address NW 25-46-20-W4
Neighborhood Railway Junction
Sector East

Current Zoning UR- Urban Reserve
Future Zoning M1/M2
Land Area 152 acres (61.51 ha)
Buildings None
Development Greenfield

Mill Rate \$17.0484/\$1000 of assessment
Environmentally Sensitive Areas Wetland area
Restrictive Covenants None
Encumbrances None

Details

With 110 developable acres in one of Alberta's newest Industrial Parks, Railway Junction has great access to rail and major highways. This quarter section is ready for light to heavy industrial uses. The existing area structure plan identifies this as an area with potential for self-contained, or low servicing options.

Services

Water Self servicing options (well water) or municipal water potentially available
Electricity 3-phase electricity available at the lot line
Fiber At lot line
Gas Available from ATCO Gas for varying pressures
Offsite Levy Estimate \$30,400/acre (\$75,200/hectare)

Location Advantages

- Potential connection with dedicated rail spur to CN and CP.
- 1km to highway 13, access via Exhibition Dr.
- 12km to Over-Dimensional Loads Network.

Discover how this site can support your agri-business and agri-manufacturing plans. There are a variety of sites sizes available through subdivision. This location is adjacent to an existing large-scale ag processor.

Contact

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