

3.6 ACRES
(1.47 HA)

Mohler Lot 17

INDUSTRIAL



ASKING PRICE:

\$520,000

LOCATION:

4330 43 St, Camrose

HIGHLIGHTS:

This Mohler subdivision lot has had preliminary ground-work and grading done. Initial stormwater management has also been completed. This is a deep lot with plenty of storage space and would be great for manoeuvring large vehicles.

SERVICES

	Capacity	Rate
Water	50mm	\$2.12/m ³ (var)
Sanitary Sewer	150mm	\$0.94/m ³ (var)
Storm Service	250mm	
Electrical	25 kV three-phase along site	1000 kVA before upgrades required
Offsite levies estimate		none

CURRENTLY ZONED FOR:

- Animal hospital
- Auction facility
- Automotive body repair & painting
- Automotive repair or service
- Bulk fuel depot
- Contractor service
- Funeral home
- Gas bar
- Industrial (general light)
- Kennel
- Mini-storage
- Outdoor storage
- Recreation facility (indoor)
- Veterinary clinic
- Warehouse

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This subdivision is serviced with municipal water, sanitary sewer, storm water, gas, and power at the edge of the site.

Lot 17, Block 2, Plan 0740056

Neighbourhood Mohler Industrial
Sector East

Current Zoning M1- General Industrial District

Buildings None

Development Greenfield

Estimated Taxes \$8,865.17/year

Environmentally Sensitive Areas None

Restrictive Covenants None

Encumbrances None

CONTACT

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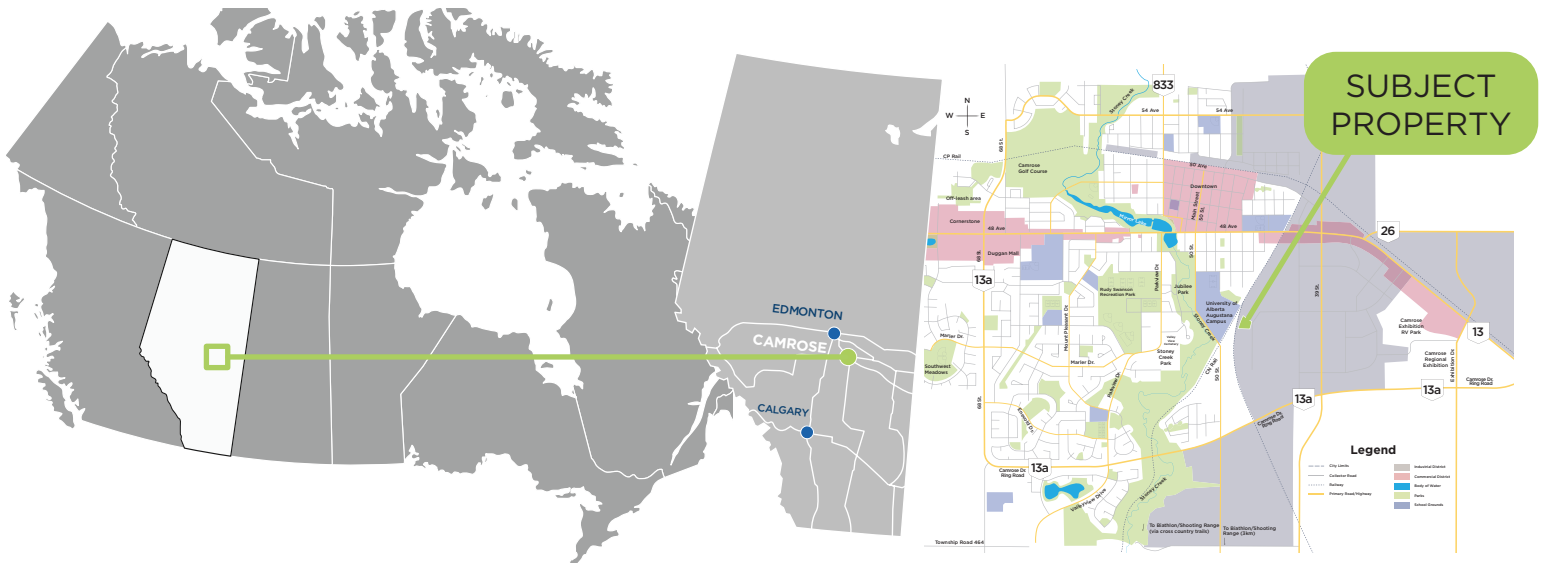


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CANADA

ALBERTA

CAMROSE



Invest in Camrose

DOING BUSINESS IN CAMROSE

From a cost-of-doing business perspective, Camrose provides an outstanding business environment. Critical business expenses are both low and very stable year to year relative to other jurisdictions - in particular relative to owning a business in Edmonton. Real estate prices are also low relative to Edmonton.

OUR COMPETITIVE ADVANTAGE

The competitive advantages of starting a business in Alberta in general cannot be overstated:

- no provincial sales tax;
- no payroll taxes;
- no health care premiums;
- low fuel taxes;
- low commercial property tax; and
- low personal income tax rates

LABOUR POOL & RESEARCH BASE

Intergenerational knowledge about agriculture makes Camrose stand out as a prime location for value added agri-business opportunities.

- 49% of residents in Camrose have a post-secondary certificate, diploma or degree
- 2 post secondary institutions in Camrose including the University of Alberta's Augustana Campus
- Skilled labourers and tradespeople available for manufacturing processes.

CURRENT INDUSTRIES IN CAMROSE

Camrose is known for having an extensive agriculture customer base and supporting agri-business and manufacturing.

Major agri-businesses:

- Cargill (Canola Crush Plant)
- Viterro (Specialty Oat Plant)

Major manufacturing facilities:

- Evraz (2 pipe mills)
- Perma-Pipe
- Meridian (Grain Bin Manufacturing)
- Shawcor (Pipe Protective Coating)

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