

# Land For Sale

**MOHLER LOT 16**  
INDUSTRIAL, M1  
4226 43 St, Camrose

**\$625,000**  
asking price

## HIGHLIGHTS

This Mohler subdivision lot has had preliminary groundwork 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.

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

## SERVICE SPECIFICATIONS

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

*\* these are estimates that may be subject to change*



## MORE INFORMATION

**Lot 16, Block 2, Plan 0740056**  
**Neighbourhood** Mohler Industrial  
**Sector** East  
**Current Zoning** M1- General Industrial District  
**Buildings** None  
**Development** Greenfield  
**Estimated Taxes** \$11,933.88/year  
**Environmentally Sensitive Areas** None  
**Restrictive Covenants** None  
**Encumbrances** None

## PURCHASE THIS LAND

The Purchase Agreement for this property will be subject to a condition to build and/or subdivide. Contact us to discuss options and enter into a Purchase Agreement.

## CONTACT

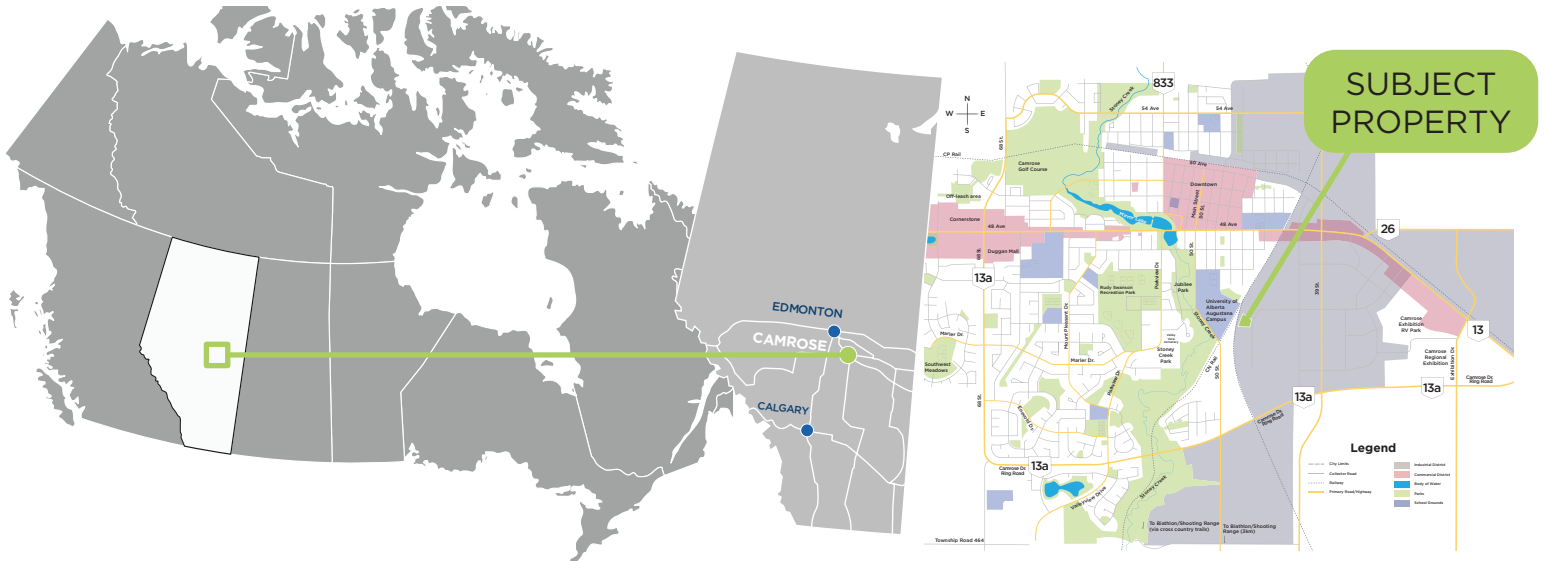
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# Mohler Lot 16

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)
- Viterra (Specialty Oat Plant)

#### Major manufacturing facilities:

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

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