

# Land For Sale

**GLENN QUARTER**  
URBAN RESERVE, UR  
NW 25-46-20-W4

**\$2,750,000**  
asking price

## HIGHLIGHTS

With 110 developable acres in one of Alberta's newest industrial parks, Railway Junction's Glenn Quarter has excellent access to rail and major highways. This quarter section is ideal 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. With an anchor tenant, it would be possible to utilize the railway proximity with a transloading facility. There are a variety of site sizes available through subdivision and this site is adjacent to an existing large-scale ag processor.



## 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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Tourism & Marketing Coordinator  
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152 ACRES  
(61.51 HA)

## MORE INFORMATION

**Neighbourhood** Railway Junction  
**Sector** East  
**Current Zoning** UR- Urban Reserve  
**Future Zoning** M1/M2- Industrial  
**Buildings** None  
**Development** Greenfield  
**Estimated Taxes** \$8,524.20/year  
**Environmentally Sensitive Areas** Wetland area  
**Restrictive Covenants** None  
**Encumbrances** None

## SERVICE SPECIFICATIONS

Service	Capacity
Water	12 inch line Optional well water
Gas	Unserviced 6 inch line 1.7km away
Electrical	25 kV three-phase fed by nearby substation
Offsite Levies Estimate	\$30,400/ac \$75,200/ha

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

# Glenn Quarter



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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