

Land For Sale

5612 39 STREET
INDUSTRIAL, M2

\$97,800

asking price

HIGHLIGHTS:

This 1.99 acre lot is located in the Sparling Industrial area near the Camrose Airport and is best suited for uses that do not require municipal water or wastewater services. This limited servicing also make this lot particularly affordable.

The M2 Heavy Industrial District can accommodate a range of uses with this lot suited for storage of materials or equipment, transshipping, and repair type uses that do not typically have customers attending the site on a regular basis.

CONSIDERATIONS:

This lot would likely not have a condition to build or subdivide. Development and implementation of a stormwater management plan and design is required.

SERVICING:

This lot has power and gas but is not able to be serviced with municipal water or wastewater. Implementation of the stormwater management plan is required.



MORE INFORMATION

Lot 4, Plan 510500

Neighbourhood Sparling Industrial

Sector Northeast

Current Zoning M2- Heavy Industrial District

Buildings None

Development Greenfield

2026 Mill Rate 18.6380 (\$1,862.80/\$100k assessed value)

Environmentally Sensitive Areas None

Restrictive Covenants None

Encumbrances Subject to a cross access agreement with the lot adjacent to the west.

Estimated Offsite Levies \$159,987

Transportation: \$8,957/ha

Stormwater: \$119,136/ha

**SUBJECT
PROPERTY**

PURCHASE THIS LAND

Contact us to learn more and enter into a Purchase Agreement.

CONTACT

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Tourism & Marketing Coordinator

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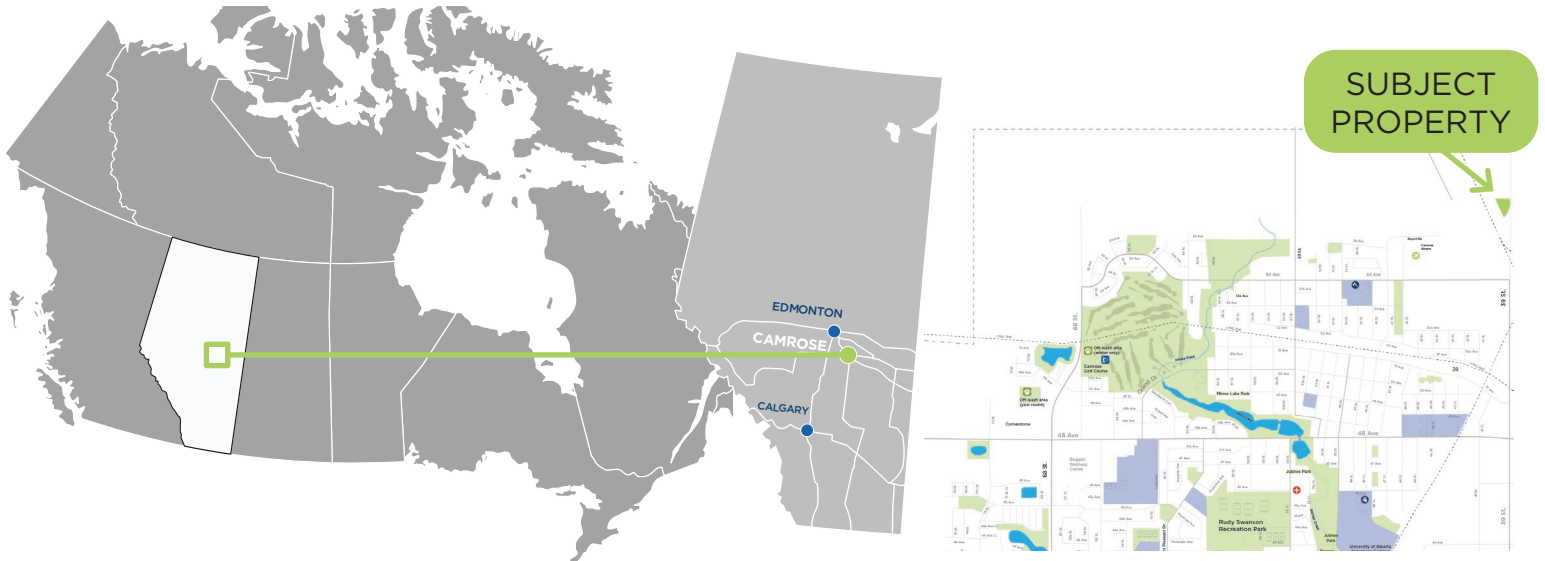
5612 39 Street



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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