

152 ACRES
(61.51 HA)

Glenn Quarter

INDUSTRIAL

WWW.CAMROSE.CA/LANDFORSALE



ASKING PRICE:

\$3,125,000

LOCATION:

NW 25-46-20-W4

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.

SERVICES

	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

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

CONTACT

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With an anchor tenant, it would be possible to utilize the railway proximity with a trans-loading facility. There are a variety of site sizes available through subdivision and this site is adjacent to an existing large-scale ag processor.

Neighbourhood Railway Junction
Sector East

Current Zoning UR- future zoning M1/M2

Buildings None

Development Greenfield

Estimated Taxes \$8,524.20/year

Environmentally Sensitive Areas Wetland area

Restrictive Covenants None

Encumbrances None



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)
- 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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