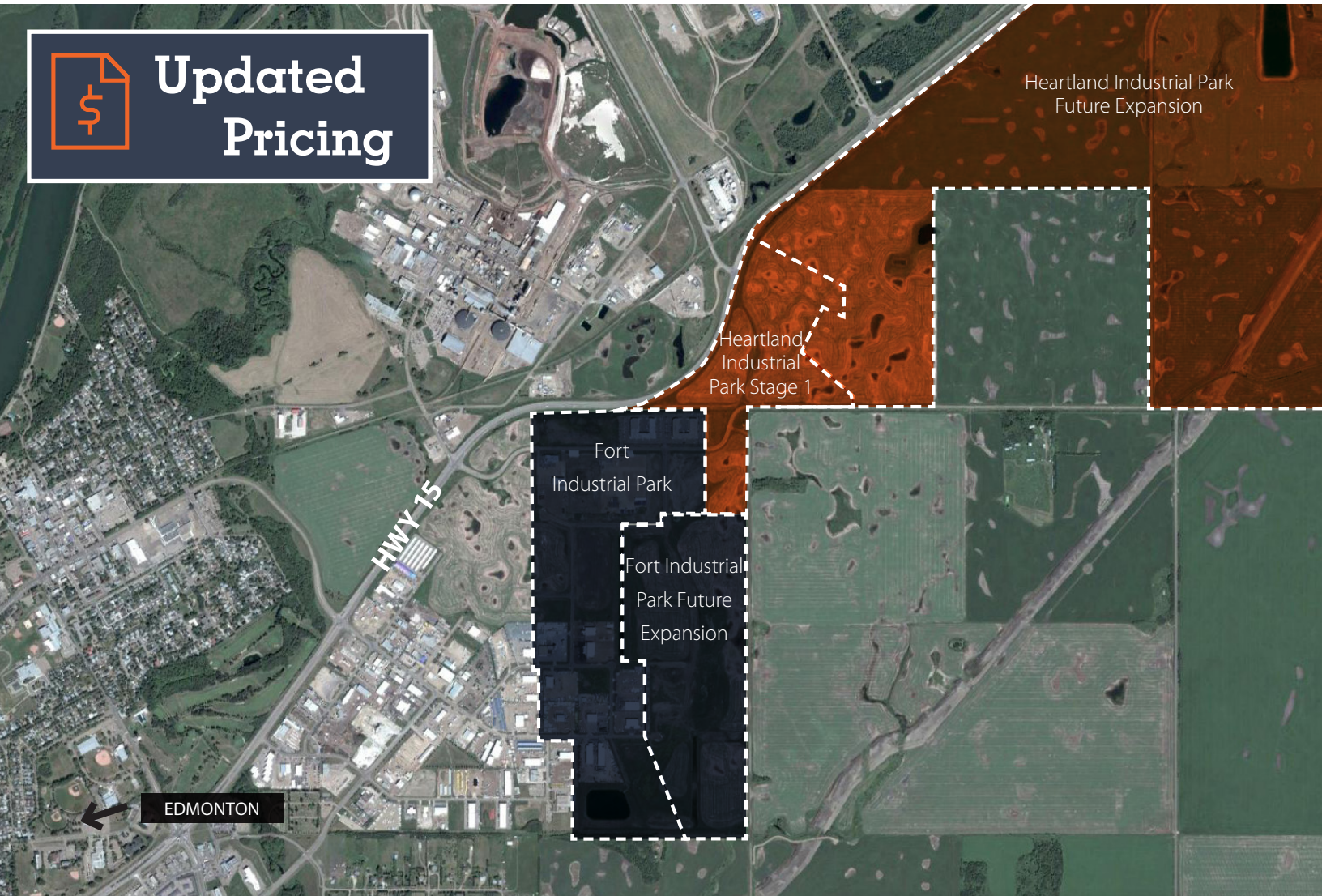




**Updated  
Pricing**



## 2.10 to 15.90 Acres Available

- Readily developable small to large format subdivided lots
- Additional 900 acres of industrial development land opportunities available
- Build to suit opportunities (see page 3 for details)
- All off-site levies paid
- Attractive pricing

### Get more information

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**Grant Ranslam**, Principal  
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[avisonyoung.com](http://avisonyoung.com)

Land For Sale

Heartland Industrial Park, Fort Saskatchewan



## Land For Sale

## Heartland Industrial Park, Fort Saskatchewan

### FORT INDUSTRIAL PARK

LOT	AREA (AC)	PRICE (AC)	POSSESSION
Plan 1424324			
Blk 1 Lot 8	2.19	<b>SOLD</b> Build to suit by TAG	
Plan 1522620			
Blk 4 Lot 4	2.09	\$299,000	Immediate
Blk 5 Lot 1	4.47	\$409,000	Immediate
Blk 5 Lot 2	3.98	\$389,000	Immediate
Blk 5 Lot 3	4.55	\$389,000	Immediate
Blk 7 Lot 6	2.14	\$399,000	Immediate
Blk 7 Lot 7	2.14	\$389,000	Immediate
Blk 7 Lot 8	1.60	\$389,000	Immediate
Blk 7 Lot 9	2.60	<b>LEASED</b> Build to suit by TAG	
Plan 1421693			
Blk 6 Lot 1	2.68	\$409,000	Immediate
Plan 1025416			
Blk 9 Lot 4	10.58	\$375,000	Immediate

### HEARTLAND INDUSTRIAL PARK STAGE 1

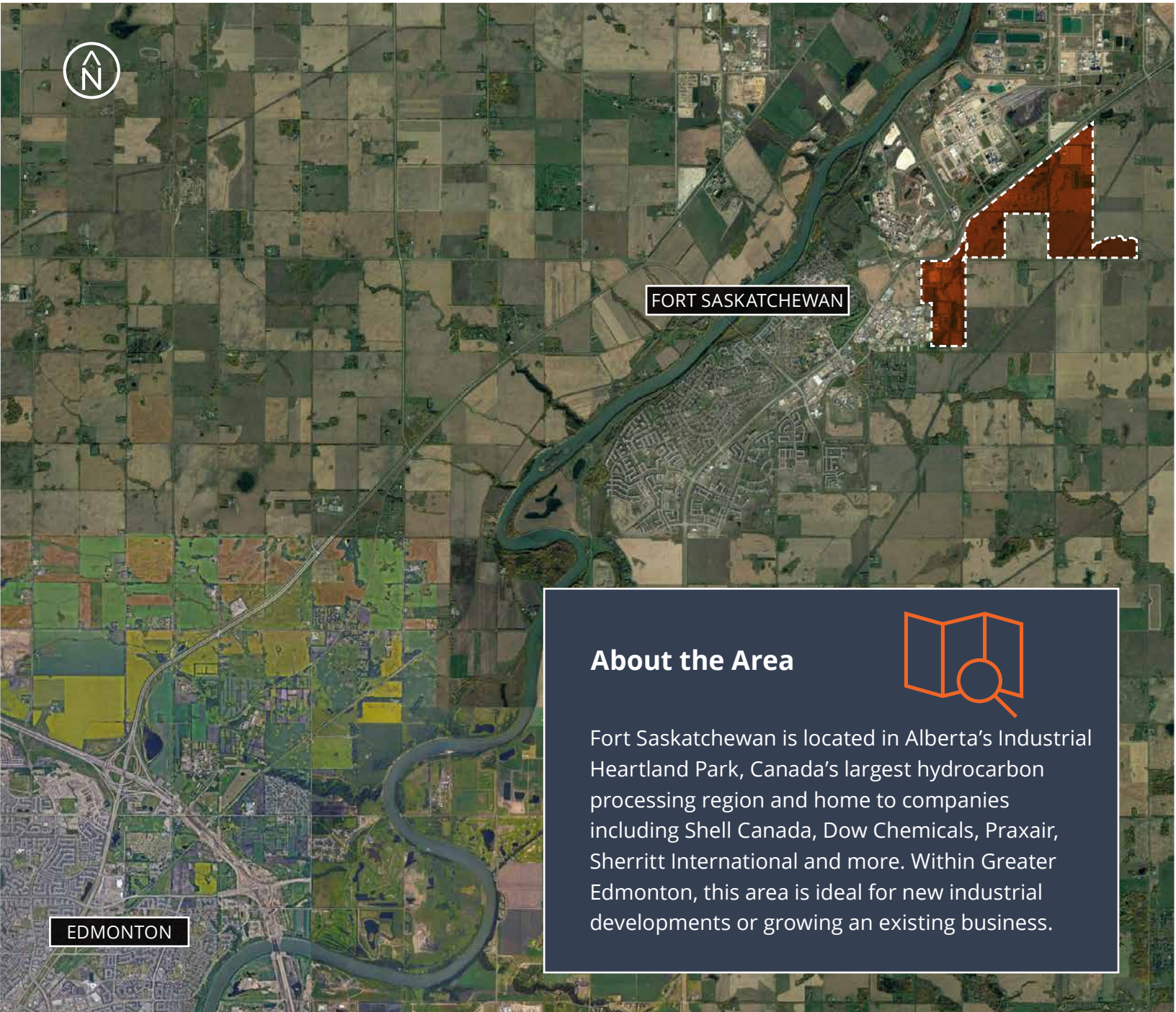
LOT	AREA (AC)	PRICE (AC)	POSSESSION
Plan TBD			
Blk 8 Lot 2	8.43	\$409,000	Winter 2022
Blk 8 Lot 1	4.74	\$409,000	Winter 2022
Blk 2 Lot 3	7.31	\$449,000	Winter 2022
Blk 2 Lot 2	2.92	\$449,000	Winter 2022
Blk 2 Lot 1	12.00	<b>PENDING</b>	Winter 2022
Blk 1 Lot 1	10.00	\$519,000	Winter 2022
Blk 4 Lot 1	3.01	\$399,000	Winter 2022
Blk 4 Lot 2	1.95	\$409,000	Winter 2022
Blk 3 Lot 1	2.52	\$409,000	Winter 2022
Blk 3 Lot 2	1.85	\$399,000	Winter 2022
Blk 3 Lot 3	2.15	\$399,000	Winter 2022
Blk 3 Lot 4	2.00	\$399,000	Winter 2022

### Features

- Fully serviced (including curb and gutter)
- Ready for building construction
- Highway 15 frontage
- Located on the High Load Corridor
- Light Industrial & Medium Industrial zoning available

**See this property on [tag.ca](http://tag.ca)**





## About the Area



Fort Saskatchewan is located in Alberta's Industrial Heartland Park, Canada's largest hydrocarbon processing region and home to companies including Shell Canada, Dow Chemicals, Praxair, Sherritt International and more. Within Greater Edmonton, this area is ideal for new industrial developments or growing an existing business.

## Get more information

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