

**AVISON
YOUNG**

LAND FOR SALE

EDMONTON

FORT INDUSTRIAL PARK

**HEARTLAND
INDUSTRIAL PARK**

Fort Saskatchewan, Alberta

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Land for Sale

- Subdivided and readily developable lots from 2.10 acres to 15.90 acres
- Additional 900 acres of industrial development land opportunities available
- Build to suit opportunities
- All off-site levies paid
- Attractive pricing






Platinum member

TAG
DEVELOPMENTS







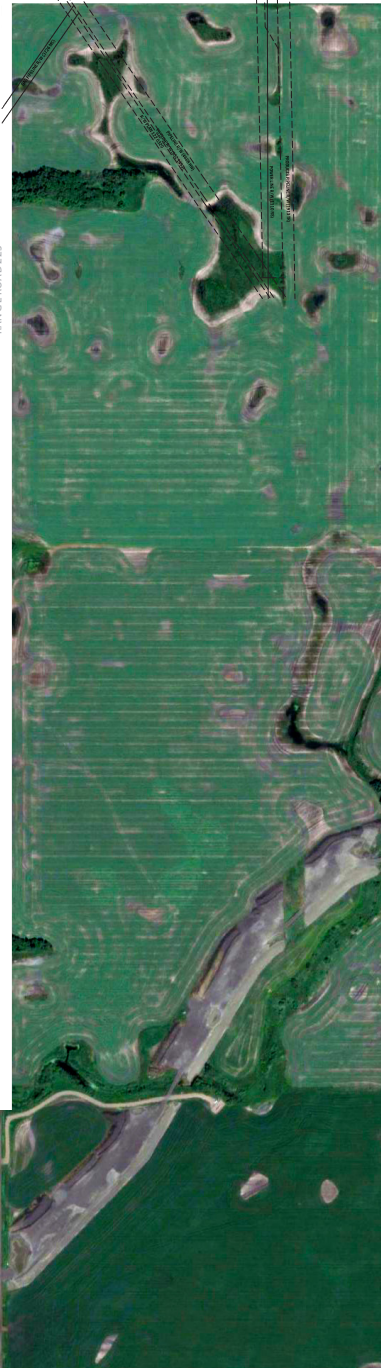





2.14 ac BLOCK 7, LOT 6
 2.14 ac BLOCK 7, LOT 7
 2.10 ac BLOCK 7, LOT 8
 2.10 ac BLOCK 7, LOT 9
 4.47 ac BLOCK 5, LOT 1
 3.98 ac BLOCK 5, LOT 2
 4.55 ac BLOCK 5, LOT 3
 SOLD
 SOLD
 SOLD
 SOLD
 SOLD
 SOLD

MACHINE WORKS INDUSTRIAL
 AFD
 NOVEN CONST.
 2.67 ac BLOCK 6, LOT 1
 SILVERADO /PME
 scafom
 REDNECK

10.58 ac BLOCK 9, LOT 4
 HARRIS REBAR
 PUL

10.0 ac BLOCK 1 LOT 1
 3.01 ac BLOCK 4 LOT 1
 1.95 ac BLOCK 4 LOT 2
 2.52 ac BLOCK 3 LOT 1
 1.85 ac BLOCK 3 LOT 2
 2.15 ac BLOCK 3 LOT 3
 2.00 ac BLOCK 3 LOT 4
 SWMP 2.61 ha 6.20 ac



FORT INDUSTRIAL PARK

LOT	AREA (AC)	PRICE (AC)	POSSESSION
Plan 1424324			
Blk 1 Lot 8	2.19	SOLD	Immediate
Plan 1522620			
Blk 4 Lot 4	2.09	\$375,000	Immediate
Blk 5 Lot 1	4.47	\$375,000	Immediate
Blk 5 Lot 2	3.98	\$375,000	Immediate
Blk 5 Lot 3	4.55	\$375,000	Immediate
Blk 7 Lot 6	2.14	\$375,000	Immediate
Blk 7 Lot 7	2.14	\$375,000	Immediate
Blk 7 Lot 8	2.10	\$375,000	Immediate
Blk 7 Lot 9	2.10	\$375,000	Immediate
Plan 1421693			
Blk 6 Lot 1	2.67	\$375,000	Immediate
Plan 1025416			
Blk 9 Lot 4	10.58	\$375,000	Immediate

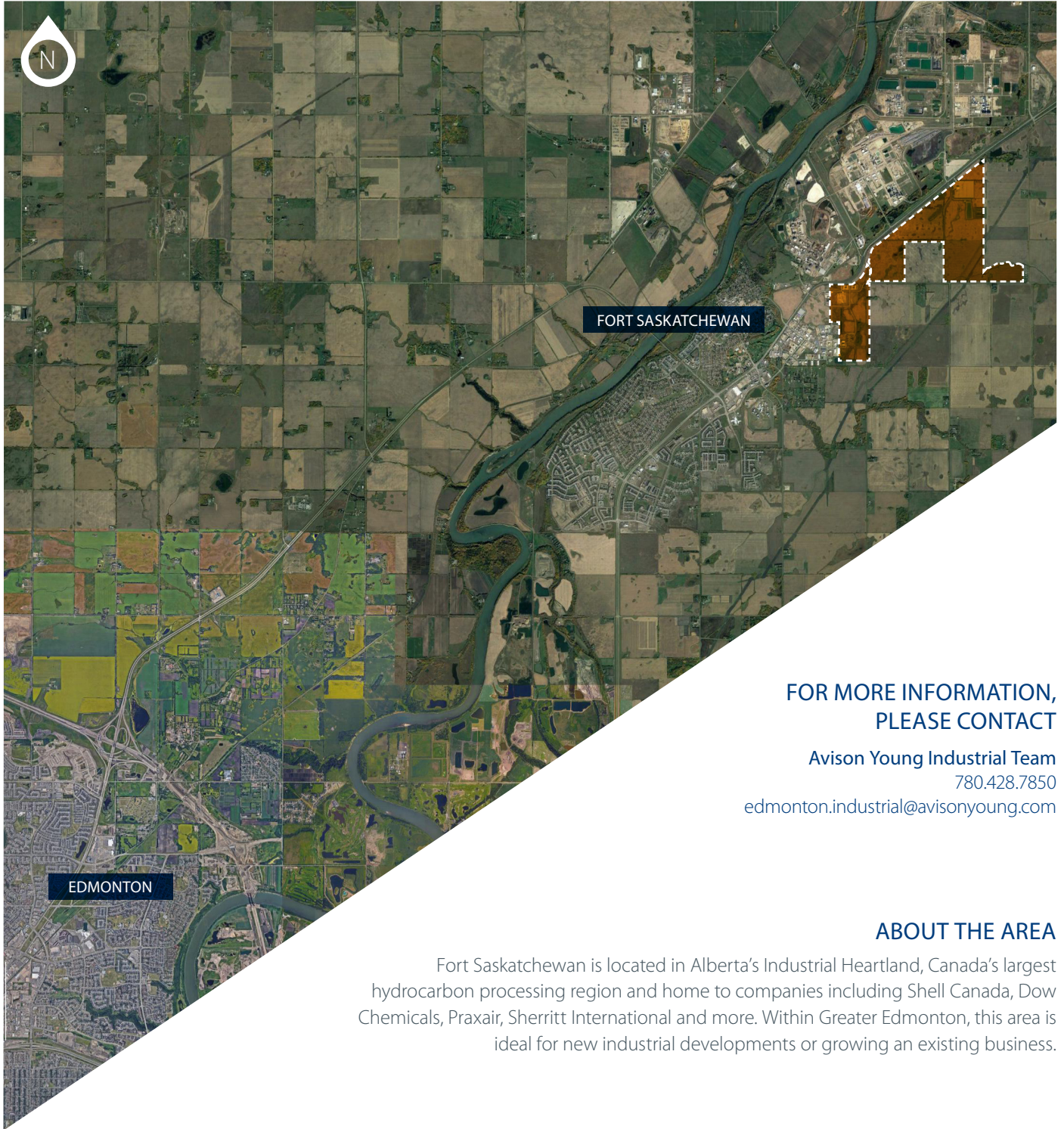
HEARTLAND INDUSTRIAL STAGE 1

LOT	AREA (AC)	PRICE (AC)	POSSESSION
Plan TBD			
Blk 8 Lot 2	8.43	\$395,000	Winter 2019
Blk 8 Lot 1	4.74	\$395,000	Winter 2019
Blk 1 Lot 1	7.31	\$435,000	Winter 2019
Blk 2 Lot 2	2.92	\$435,000	Winter 2019
Blk 2 Lot 1	12.00	PENDING	Winter 2019
Blk 1 Lot 1	10.00	\$495,000	Winter 2019
Blk 4 Lot 1	3.01	\$399,000	Winter 2019
Blk 4 Lot 2	1.95	\$410,000	Winter 2019
Blk 3 Lot 1	2.52	\$410,000	Winter 2019
Blk 3 Lot 2	1.85	\$395,000	Winter 2019
Blk 3 Lot 3	2.15	\$395,000	Winter 2019
Blk 3 Lot 4	2.00	\$395,000	Winter 2019

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





FOR MORE INFORMATION,
PLEASE CONTACT

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ABOUT THE AREA

Fort Saskatchewan is located in Alberta's Industrial Heartland, 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.



Intelligent
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Solutions



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