



## 54312 RR 255 St. Albert AB

\$5,400,000

Serious investors and land holders pay special attention to this opportunity! 121-acres of future development land in the City of St. Albert. The land is located west of Jensen Lakes/Walmart, and just 1/2 mile north of Nouveau subdivisions. The new Fowler Way connecting Highway 2 with Ray Gibbon drive is slated to run 1/2 kilometer south of this land. The city has plans to pave RR 255 within the next 5 years. There is 2 commercial buildings, one built in 2010-6000 sq ft (has 3 14x16 over head doors featuring radiant heat), one built in 2011-9600 sq ft (has 5 14x16 over head doors featuring radiant heat), both have 3-phase power, services, solid concrete floors, high quality construction, metal exteriors too. The area around the shops has frost fencing, fencing for hobby livestock. Property is fenced.

Listing Presented By:



Originally Listed by:  
RE/MAX Professionals

nick@nickgolden.com  
<http://www.nickgolden.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)