



Rural Strathcona County Alberta

\$1,299,000

Exceptional opportunity in Alberta's Industrial Heartland! This strategically located 18-acre property offers an estimated 15 acres of developable land with highway access, natural gas and power already available. Ideally positioned for a trucking or transportation terminal, contractor yard, equipment operation, industrial storage, fleet facility, warehouse, shop or other medium/light industrial use. The site's manageable size provides a rare owner-user alternative to the much larger industrial parcels typically found throughout the Heartland. With excellent access to major transportation routes, nearby rail infrastructure and the potential for future rail-spur connectivity, this property is well positioned for long-term industrial growth. Currently zoned AG, with strong potential for industrial rezoning subject to municipal approval. A compelling land opportunity for an owner-user, developer or investor seeking a strategic position in one of Alberta's most important industrial corridors. (id:6769)

Listing Presented By:



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