



55506 RGE RD 222 Rural Sturgeon County AB

\$2,240,000

80 acre flat and level land parcel within the Heavy Industrial (IHH) zoning in the Sturgeon Heartland. Two adjoining parcels of 80 and 160 acres can be combined with this site for a total of 320 acres. See MLS Numbers E4333426 (160 acres) and E4336312 (80 acres) One mile east of Hi-way 825 this site is kitty corner to the CN rail line and new rail distribution yards operated by Cando Rail, one mile south of the Pembina and Suncor land holdings. Income from Manderley Turf Products in place until March 2028 that can be terminated in the event of a sale if needed. Older 2 bedroom basementless bungalow of approximately 1300 sf and several older outbuildings on the 3.41 residential site of this 80 acre parcel. Drilled well and 1500 gallons of water cisterns, dual septic pump out tank.

Listing Presented By:



Originally Listed by:
RE/MAX River City

wparadis@remax.net
<http://www.wayneparadis.com>

RE/MAX ELITE

RE/MAX Elite

304 Windermere Road, Edmonton,
AB, T6W 2Z8

Phone: 780-406-4000

Fax:

jmattie@telusplanet.net