

Rural Sturgeon County Alberta

$1,300,000

Two buildings, one fenced yard. ?16,500 SF (BOMA certified) across two freestanding industrial buildings on a fully fenced and gated ?1.17-acre corner lot in ProNorth Industrial Park, Sturgeon County, just northwest of St. Albert. Priced at $1,300,000 (approx. $79 PSF), a rare chance for an owner-user to own shop, office and yard outright. Occupy one building and lease out the other, or run the whole operation from the site.Building 1: 6,040 SF standalone shop with 1110 ceilings, one 16 drive-in door and its own washroom.Building 2: 10,323 SF shop and office building with a 2,452 SF office (private offices and washrooms); Bay 1 of 3,486 SF with 1110 ceilings and one drive-in door; Bay 2 of 3,252 SF with 195 ceilings, three drive-in doors and a 1,134 SF storage mezzanine.Site features: five 16 x 910 grade doors; 347/600V 3-phase power (225A panel, to be confirmed by purchaser); natural gas heat; County piped water (uncommon for rural industrial land) and private septic; 30% site coverage; built 2009, steel-clad with steel roof.Zoned Medium Industrial Unserviced (I3), permitting contractor services, fleet service, warehousing, outdoor storage, and equipment sales and service. A natural fit for trades, contractors, fabricators and service companies.ProNorth is a fully built-out 110-acre light and medium industrial park with 25+ businesses and no vacant land, with quick access to St. Albert, Morinville and Anthony Henday Drive. Sturgeon Countys 2026 non-residential tax rate is about 47% lower than Edmontons.2026 assessment $1,372,150; 2026 property tax $21,186.56. Legal: Plan 0840002, Block 2, Lot 10A. Also known as 26, 26004 Township Road 544. Vacant possession on closing. (id:6769)

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