

FOR SALE

46 Acres (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



Mayerthorpe, Alberta

MAYERTHORPE DEVELOPMENT LAND GASOLINE ALLEY NORTH

Property Highlights

- 27 Acres (+/-) of commercial development land
- 19 Acres (+/-) of industrial development land
- 20,000 + Cars per day.
- Major improvements to intersection to commence in 2018, with the addition of traffic lights, new signage and widened lanes
- Major highway to whitecourt and grand prairie
- High exposure
- Ability to purchase large scale site with development well under way
- Great mix of complementary commercial and industrial lots



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8

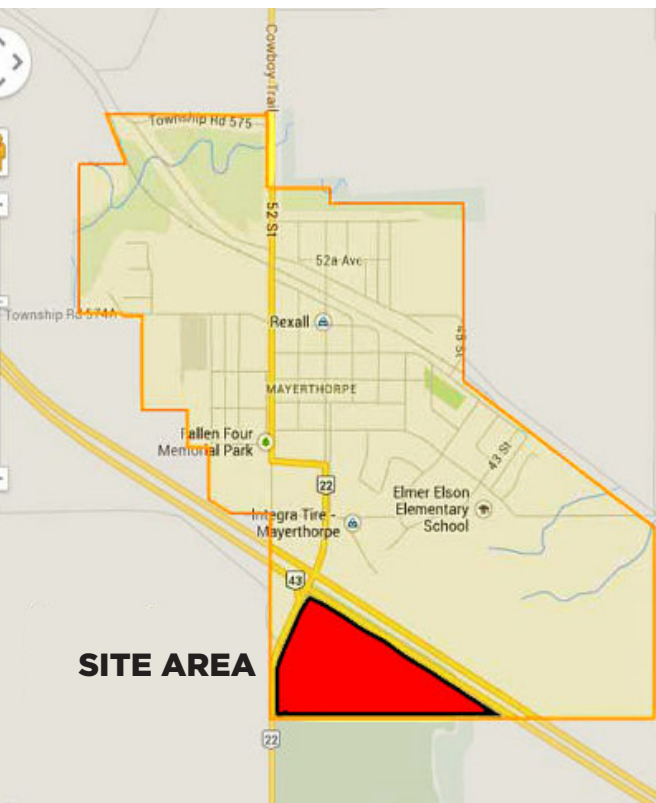


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Property Information

Steeped in rich agriculture history, Mayerthorpe is now the gateway to north west Alberta's forestry and oil and gas industries. Whilst agriculture still plays a major role in the region, the forestry related mills and the natural gas reserves of almost 15 billion barrels of marketable natural gas liquids and 440 trillion feet of gas to the North west now play a major in the region's economy.

- **Montney** is rich in gas and associated liquids such as condensate. Condensate, oil and other natural gas liquids will grow to 470,000 barrels a day from 250,000 barrels, as development proceeds in liquids-rich areas of northern British Columbia, Heritage/Tower, Elmworth and Kakwa.
- **Kayob - Duvernay**, emerging oil and liquids-rich gas formation in the Western Canada Sedimentary Basin. Significant investment from companies such as Chevron and Shell. The Duvernay is liquids rich, and the condensate it produces can be used as a diluent to help get the bitumen to market - relatively close to Canadian oil sands (bitumen) production.

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Property Information

Municipal Address: Corner OF Highway 22 and Highway 43, Mayerthorpe, AB

Legal Address: Plan 1722565, Block 1, Lots 1 - 12; and Plan 1722565, Block 2, Lots 1 - 8

Size: Total 46 acres (+/-)
27 Acres (+/-) of commercial development
19 acres (+/-) of industrial development

Zoning: M1- Industrial & C1- Commercial

Possession: Immediate/negotiable

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Purchase Price: \$300,000.00/Acre



Contact

David J. Olson
Senior Associate
Cell: 780.908.1650
Direct: 780.784.5356
david@lizotterealestate.com

Justin Sorensen
Associate
Cell: 780.257.6860
Direct: 780.784.9581
justin@lizotterealestate.com

Soudabeh Mobin
Unlicensed Assistant
Cell: 780.340.9595
Direct: 780.784.9583
soudabeh@lizotterealestate.com

Location Highlights

- GASOLINE ALLEY NORTH is located on the south east border of the Town of Mayerthorpe with exposure and immediate access to Highway 43 and Highway 22.
- Located on a major transportation route , Gasoline Alley North will be significant in connecting leading industrial markets such as Whitecourt, Grande Prairie and Fort McMurray.
- Daily vehicles are in excess of 20,000 vehicles per day consisting of retail consumers, commercial trucking, and transportation.
- In cooperation with the town of Mayerthorpe there are significant improvements scheduled for this intersection including new traffic lights, improved highway lighting, new signage and widened lanes for large vehicles.
- Highway 43 forms part of the growing Canamex Trade corridor linking Alberta to the United States through the interstate highway system.
- To date the site has undergone significant improvements to the surrounding roadways and services have been brought to the site allowing for immediate development.