

FOR SALE

99.86 Acres (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



Purchase Price | \$135,000/Acre

Range Road 220, North of Township Road 550, Fort Saskatchewan, AB

FORT SASKATCHEWAN CITY INDUSTRIAL LAND

Property Highlights

- 99.86 Acres (+/-)
- Located 1.5 Km from Airport CFB6 Edmonton / Josephburg Airport
- Vendor financing is available
- Josephburg Road North Industrial Area Structure Plan
- Vendor willing to sell smaller portions of land as little as 20 Acres (Purchaser will be responsible for subdivision and servicing costs)

Contact

Karim Bensalah

Associate

Cell: 780.729.4382

karim@lizotterealestate.com



780.488.0888



www.lizotterealestate.com



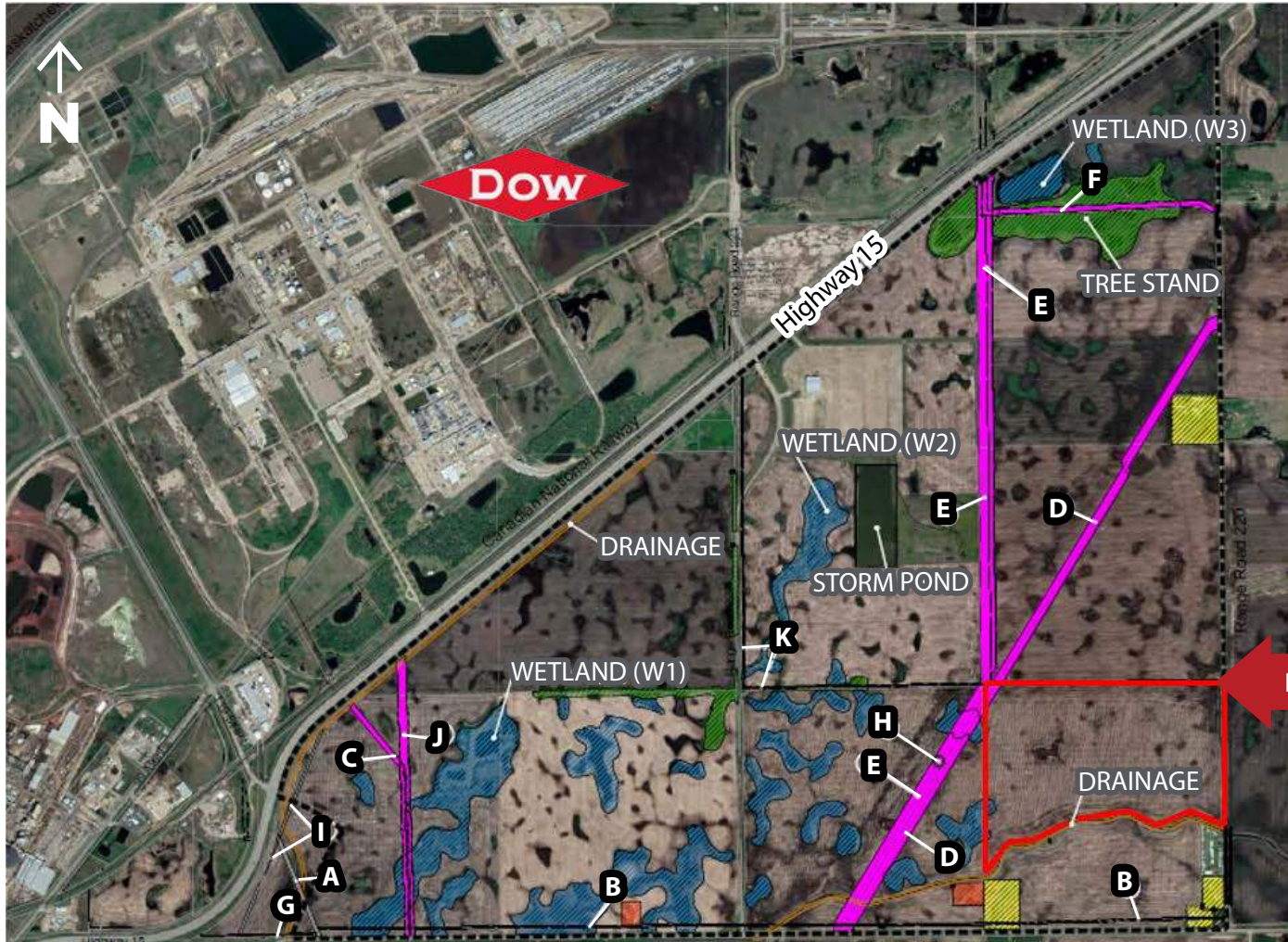
#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

Area Structure Plan

Land-Use Concept

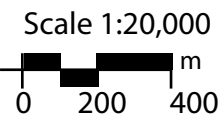
Legend 1



Legend 2

- A** Gasline R/W 4729tw
- B** Gas Pipeline R/W 3014KS
- C** Products Pipeline R/W 3014KS
- D** Pipeline R/W 9525272;
Petroleum Products Pipeline 822 1159;
Oil Pipeline R/W 3059 NY
- E** Oil Pipeline R/W6275TR;
Gas Pipeline R/W792 2509
- F** Light Hydrocarbons Liquids
Pipeline R/W 5073TR
- G** Gas Pipeline R/W 3014KS
- H** Abandoned Well Site
- I** Powerline R/W 6661KS
- J** Powerline R/W 1110RS
- K** Buried Cable R/W 8722764

FEWEST OBSTACLES TO DEVELOPMENT



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Fort Saskatchewan City Industrial Land

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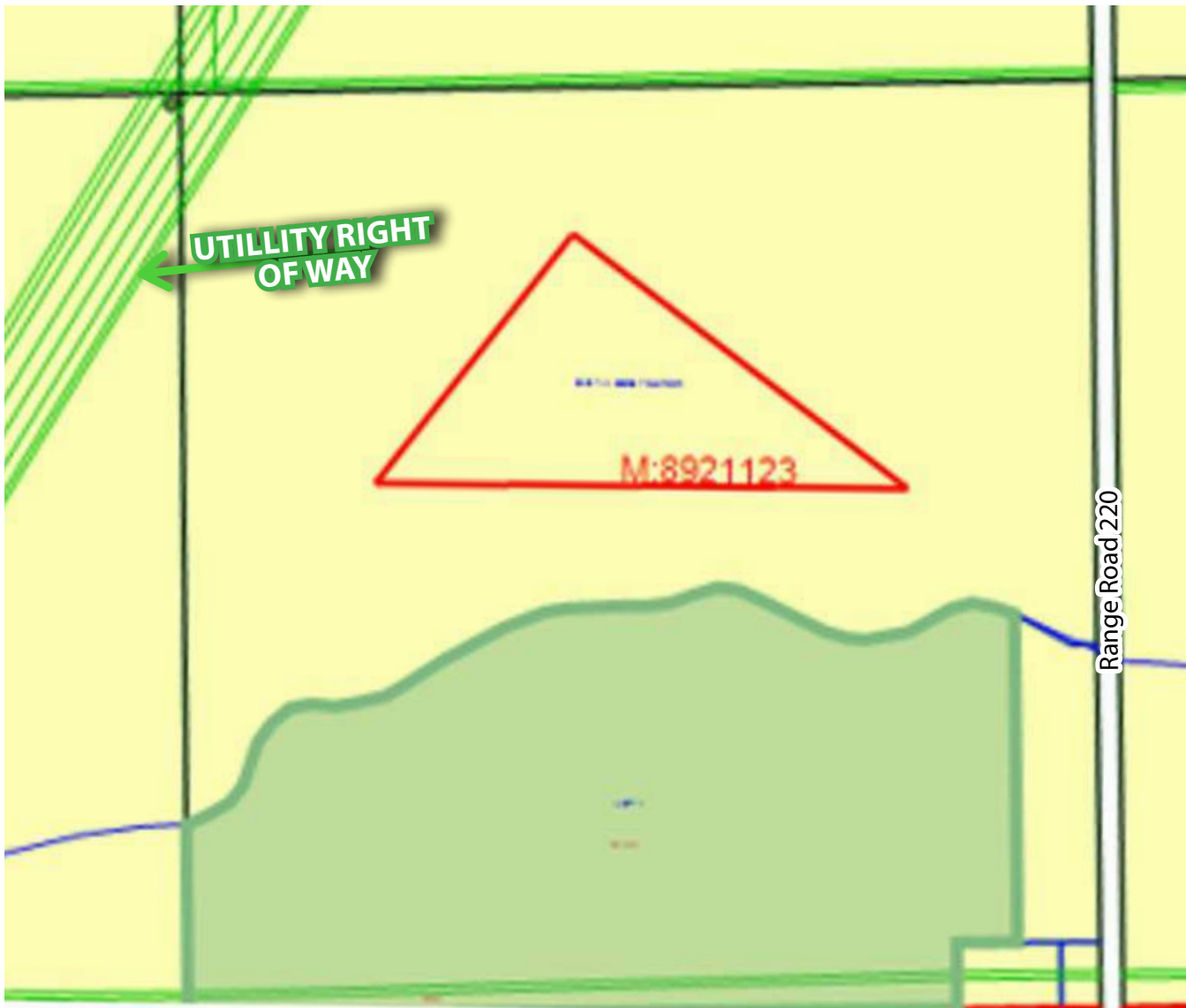
Users of Right A Ways Listed on Title:

- KEYERA ENERGY LTD.
- THE CITY OF FORT SASKATCHEWAN
- Shell Canada
- Alta Gas Holdings
- Nova Chemicals Corp
- Plains Midstream
- Suncor Energy

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Potential Access to Numerous Petro-Chemicals, Oil & Natural Gas



Township Road 550

Josephburg Road North Industrial Area Structure Plan

Legend

- Medium Industrial
- Future Road Right of Way
- Environmental Reserve
- Pipeline/Utility Corridor
- Highway 15 Vicinity Overlay
- Municipal Reserve
- Stormwater Management Facility
- ASP Boundary
- Potential Interchange



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CFB6 EDMONTON/JOSEPHBURG AIRPORT

Airport Policy

Features of the airport:

- One paved runway, 4,560 ft by 100 ft
- 28 bare land lease sites (currently none available)
- 20 aircraft tie-downs (contact us for availability)
- Services
- 100 LL & Jet 1-A fuel available
- 24 hour Visa/Mastercard for fuel
- Public terminal
- Air traffic control system
- VFR day/night rotating beacon
- Radio controlled airport lighting
- Automated Weather Observation System
- Precision Approach Pathway Indicators (PAPIs)
- Omni Directional Lighting System (ODALS)
- Procedural Approach G.P.S.

Warren Thomas (Josephburg) Aerodrome

- **Transportation and Agriculture Services**
Phone: 780-417-7100 | **Email:** transportationandagriculture@strathcona.ca
Mailing address: Warren Thomas (Josephburg) Aerodrome 2001 Sherwood Drive Sherwood Park, AB T8A 3W7 Canada

- **Facility**

The Warren Thomas (Josephburg) Aerodrome is located 1.6 kilometres north of Josephburg on Secondary Highway 830, and is approximately 5 kilometres south of Alberta's Industrial Heartland. It is managed by Strathcona County.

- The aerodrome is used for privately owned and commercial aircraft. The lands around the property are primarily used for agricultural purposes.



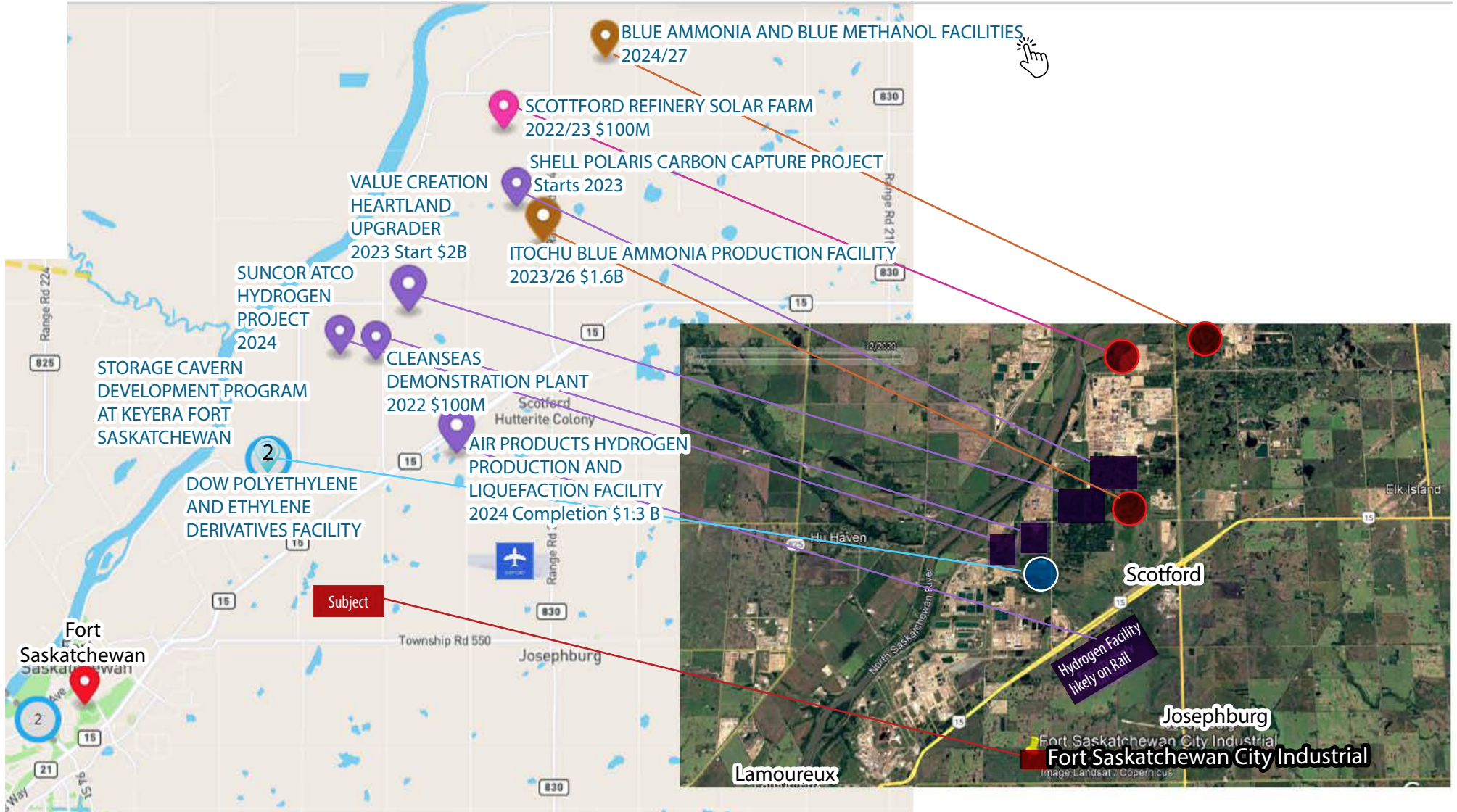
Airport

One Mile from Local Airport

Josephburg

Fort Saskatchewan City Industrial

LOCATIONS





Utility Corridor

- KEYERA ENERGY LTD.
- THE CITY OF FORT SASKATCHEWAN
- Shell Canada
- Alta Gas Holdings
- Nova Chemicals Corp
- Plains Midstream
- Suncor Energy

June 22 2022



TWP 550

TWP 550

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Property Information

Municipal Address: RR 220, N of Township Road 550, Fort Saskatchewan, AB

Legal Address: SE 1 55 22 4

Size: 99.86 Acres (+/-)

Zoning: Future Industrial Land

Possession: Immediate

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Purchase Price: \$135,000/Acre

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