

# FOR SALE

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



## Upgrader Industrial Park

East of Range Road 223, North of Hwy 643, Sturgeon County, AB

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# PROPERTY HIGHLIGHTS

- Located in Heartland Industrial Area
- Vendor Financing is Available
- Vendor Willing to sell Smaller Portions of Land as little as 20 Acres (Purchase will be Responsible for Subdivision and Servicing Costs)
- Alberta's Industrial Heartland is one of the world's most attractive locations for chemical, petrochemical, oil, and gas investment. It is also Canada's largest hydrocarbon processing region. The region's 40+ companies, several being world scale, provide fuels, fertilizers, power, petrochemicals and more to provincial and global consumers.
- The Region offers world class facilities that can produce global scale quantities, and are responsible for 43% of our national basic chemical manufacturing industry. Alberta's Industrial Heartland is ideally located in the province of Alberta, offering attractive and extensive opportunities in multiple sectors.

## **Lands are ideally located for the following uses:**

- Heavy industry
- Petrochemical
- Energy
- Agri-business
- Advanced Manufacturing

## **Heartland Industrial Land Area**

Alberta's Industrial Heartland is of the world's most attractive locations for, petrochemical, oil, and investment. It is also Canada's largest hydrocarbon processing region. The region's 40+ companies, several being world scale, provide fuels, fertilizers, power, petrochemicals and more to provincial and global consumers.

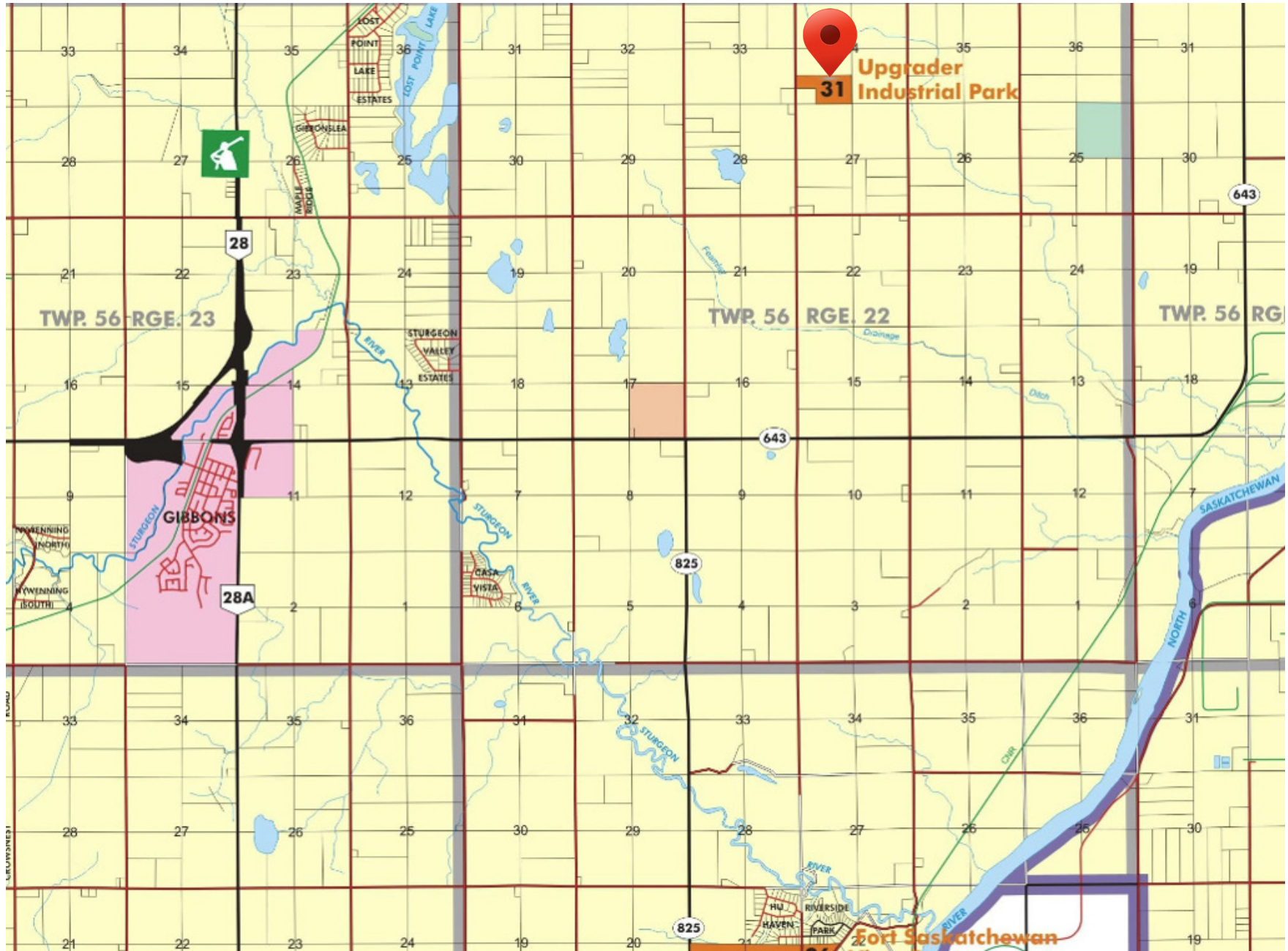
\$39,000/Acre (76.8 Acres (+/-))

Meridian 4, Range 22, Township 56, Section 34 South West Quarter

Zoning: Future Heavy Industrial Subdivision



# LOCATION





# PROPERTY INFORMATION

<b>Address:</b>	East of Range Road 223, North of HWY 643, Sturgeon County, AB
<b>Legal Address:</b>	SW 34, 56, 22, 4
<b>Total Size:</b>	76.8 Acres (+/-)
<b>Zoning:</b>	Future Industrial Land
<b>Possession:</b>	Immediate/Negotiable
<b>Sale Price:</b>	\$39,000/Acre

## CONTACT

**Karim Bensalah**  
Associate

**C: 780.729.4382**  
**D: 780.784.5357**  
[karim@lizotterealestate.com](mailto:karim@lizotterealestate.com)

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