

# FOR SALE

101.85 - 163.32 AC

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



## Sturgeon County, AB

## RIVERVIEW BUSINESS PARK

### Property Highlights

- Vendor financing is available
- Servicing plan available
- Vendor willing to sell smaller portions of land or staged purchase (Purchaser will be responsible for subdivision and servicing costs)
- Full Information package on Development Plan
- CN Access Rail Access, Spur line possible



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



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# FOR SALE

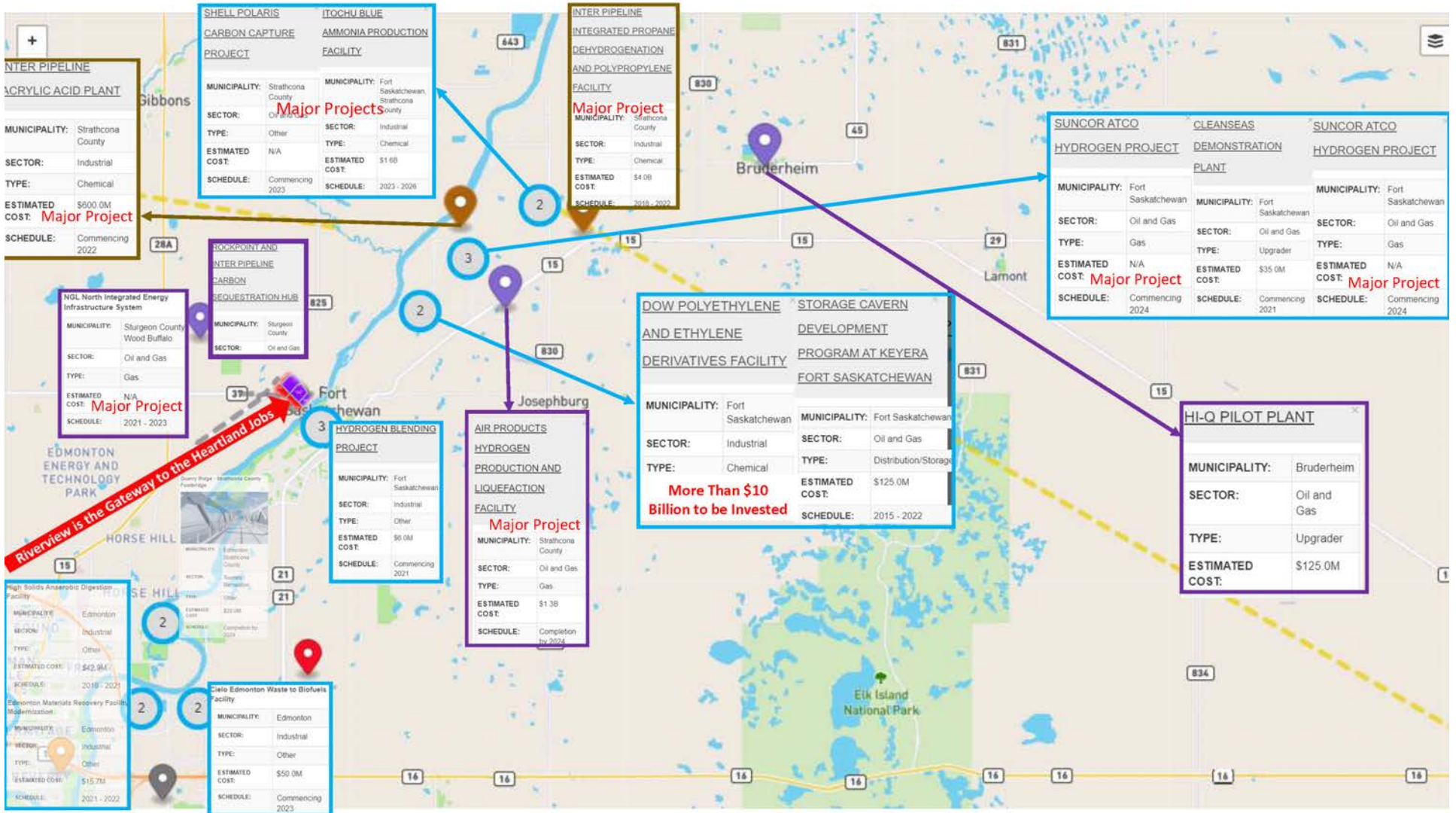
Sturgeon County





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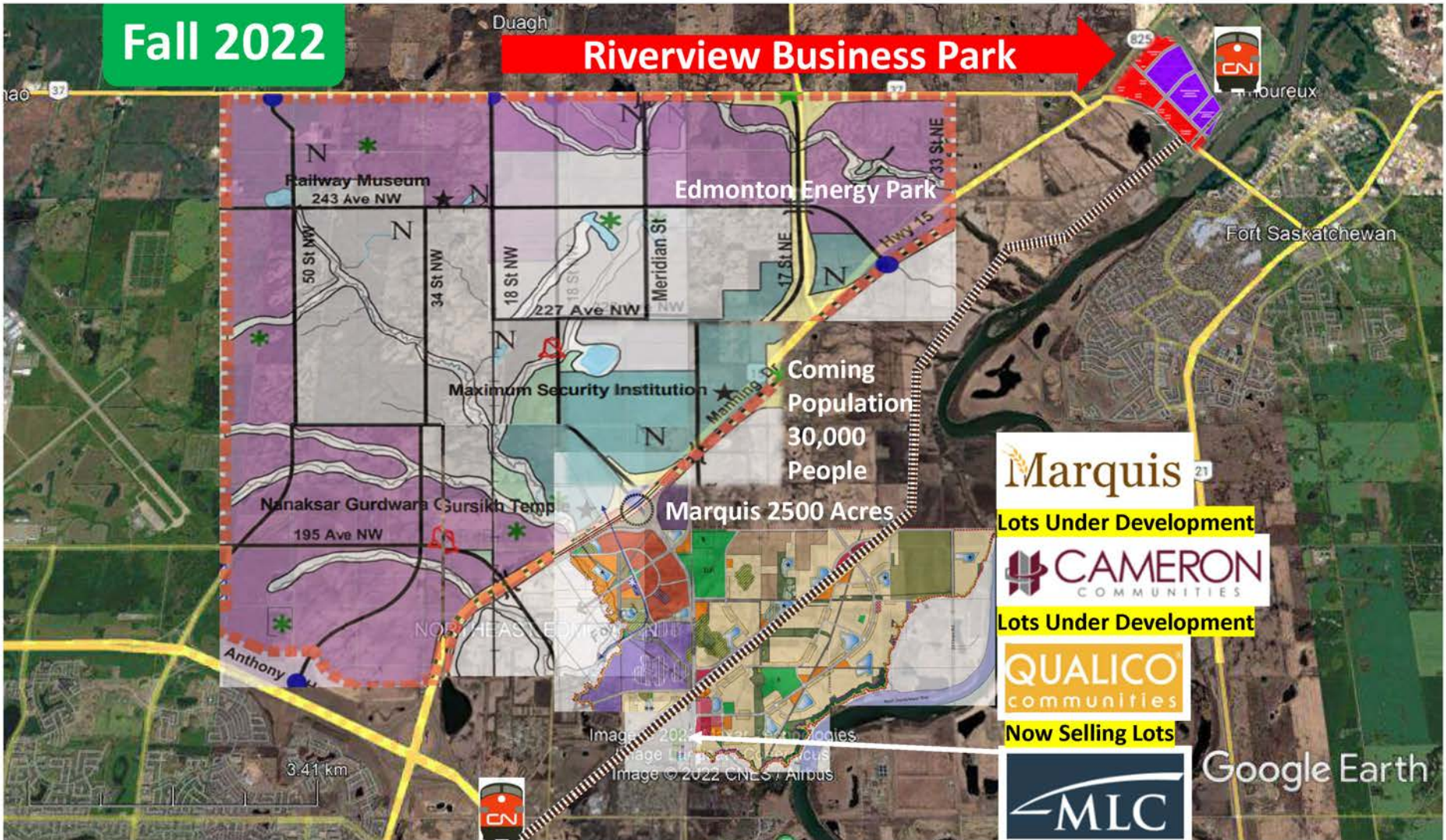
## Sturgeon County





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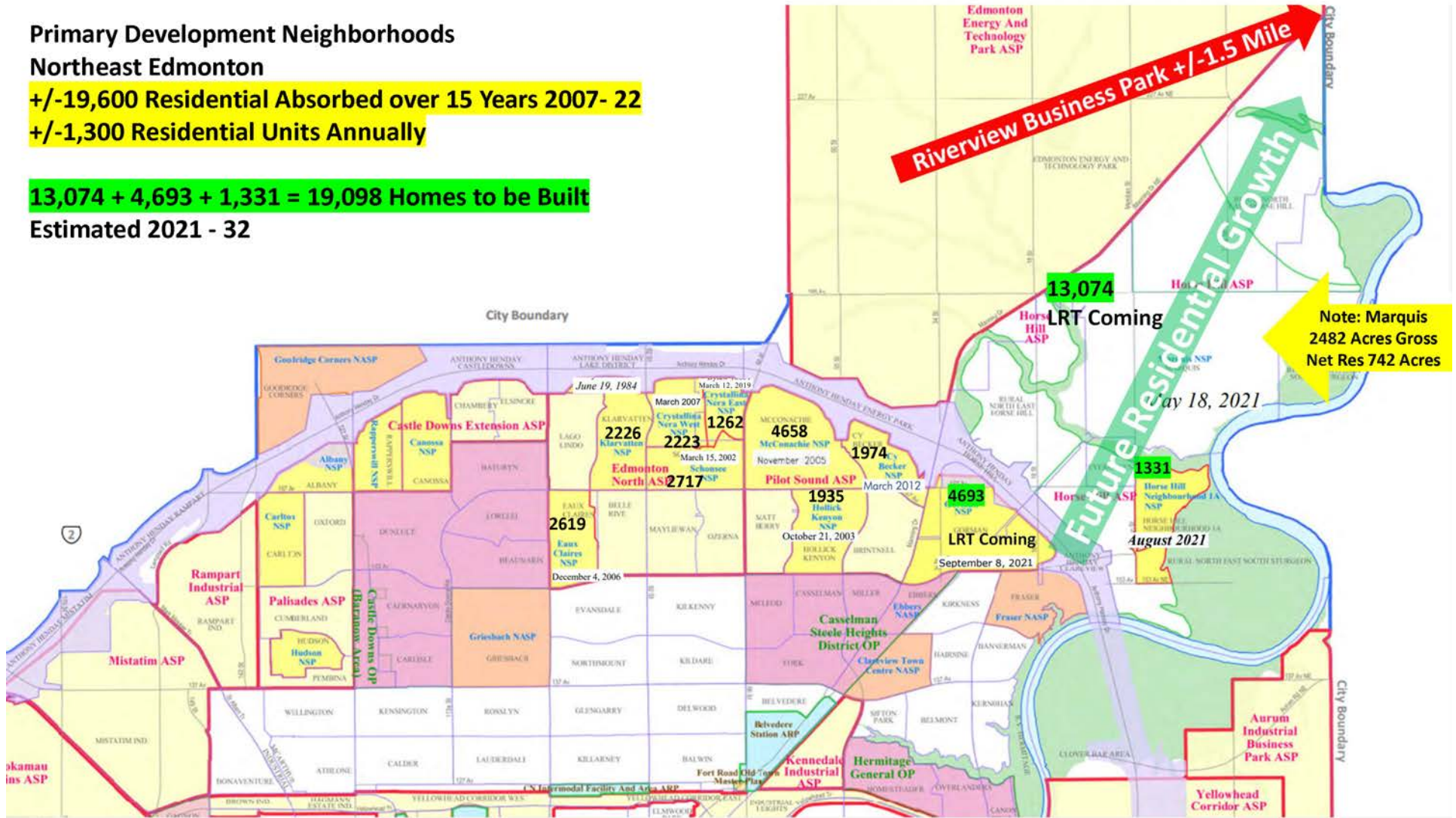
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## Sturgeon County

### Primary Development Neighborhoods Northeast Edmonton

**+/-19,600 Residential Absorbed over 15 Years 2007- 22**  
**+/-1,300 Residential Units Annually**

**13,074 + 4,693 + 1,331 = 19,098 Homes to be Built**  
**Estimated 2021 - 32**



# FOR SALE

## Sturgeon County

West On 37			
Vehicle Type	Vol	%	
A: Passenger Vehicle	3372	86.5	
B: Recreational Vehicle	67	1.7	
C: Bus	16	0.4	
D: Single Unit Truck	143	3.7	
E: Tractor Trailer Unit	302	7.7	
ASDT	4330	AADT	3900

North On 15			
Vehicle Type	Vol	%	
A: Passenger Vehicle	13896	92.0	
B: Recreational Vehicle	118	0.8	
C: Bus	51	0.3	
D: Single Unit Truck	486	3.2	
E: Tractor Trailer Unit	549	3.6	
ASDT	16760	AADT	15100

East On 15			
Vehicle Type	Vol	%	
A: Passenger Vehicle	14531	95.0	
B: Recreational Vehicle	11	0.1	
C: Bus	57	0.4	
D: Single Unit Truck	354	2.3	
E: Tractor Trailer Unit	347	2.3	
ASDT	16980	AADT	15300

East On 37			
Vehicle Type	Vol	%	
A: Passenger Vehicle	6637	84.1	
B: Recreational Vehicle	95	1.2	
C: Bus	73	0.9	
D: Single Unit Truck	346	4.4	
E: Tractor Trailer Unit	739	9.4	
ASDT	8760	AADT	7890

West On 15			
Vehicle Type	Vol	%	
A: Passenger Vehicle	14334	94.9	
B: Recreational Vehicle	11	0.1	
C: Bus	57	0.4	
D: Single Unit Truck	347	2.3	
E: Tractor Trailer Unit	351	2.3	
ASDT	16760	AADT	15100

South On 15			
Vehicle Type	Vol	%	
A: Passenger Vehicle	10230	90.8	
B: Recreational Vehicle	57	0.5	
C: Bus	71	0.6	
D: Single Unit Truck	384	3.4	
E: Tractor Trailer Unit	528	4.7	
ASDT	12510	AADT	11270

North On 825			
Vehicle Type	Vol	%	
A: Passenger Vehicle	3611	79.4	
B: Recreational Vehicle	32	0.7	
C: Bus	57	1.3	
D: Single Unit Truck	245	5.4	
E: Tractor Trailer Unit	605	13.3	
ASDT	5050	AADT	4550

Estimated Change in Traffic Once Bridge and Roads are Completed Up to 50% Increase over the next few years, as More Jobs are Starting in the Heartland and People that Rerouted Travel to Avoid Construction Traffic Return to 825/37/15 Intersection.

- Estimated Single Truck / Semi Truck / Bus / RV (count above +/-6,499) **5,000 in 2021/day** (+/-7,500 by 2023/day)
- Estimated Passenger Vehicle (count above +/-66,611) **50,000 in 2021/day** (+/-75,000 by 2023/day)

Please note likely some Vehicles Counted Twice

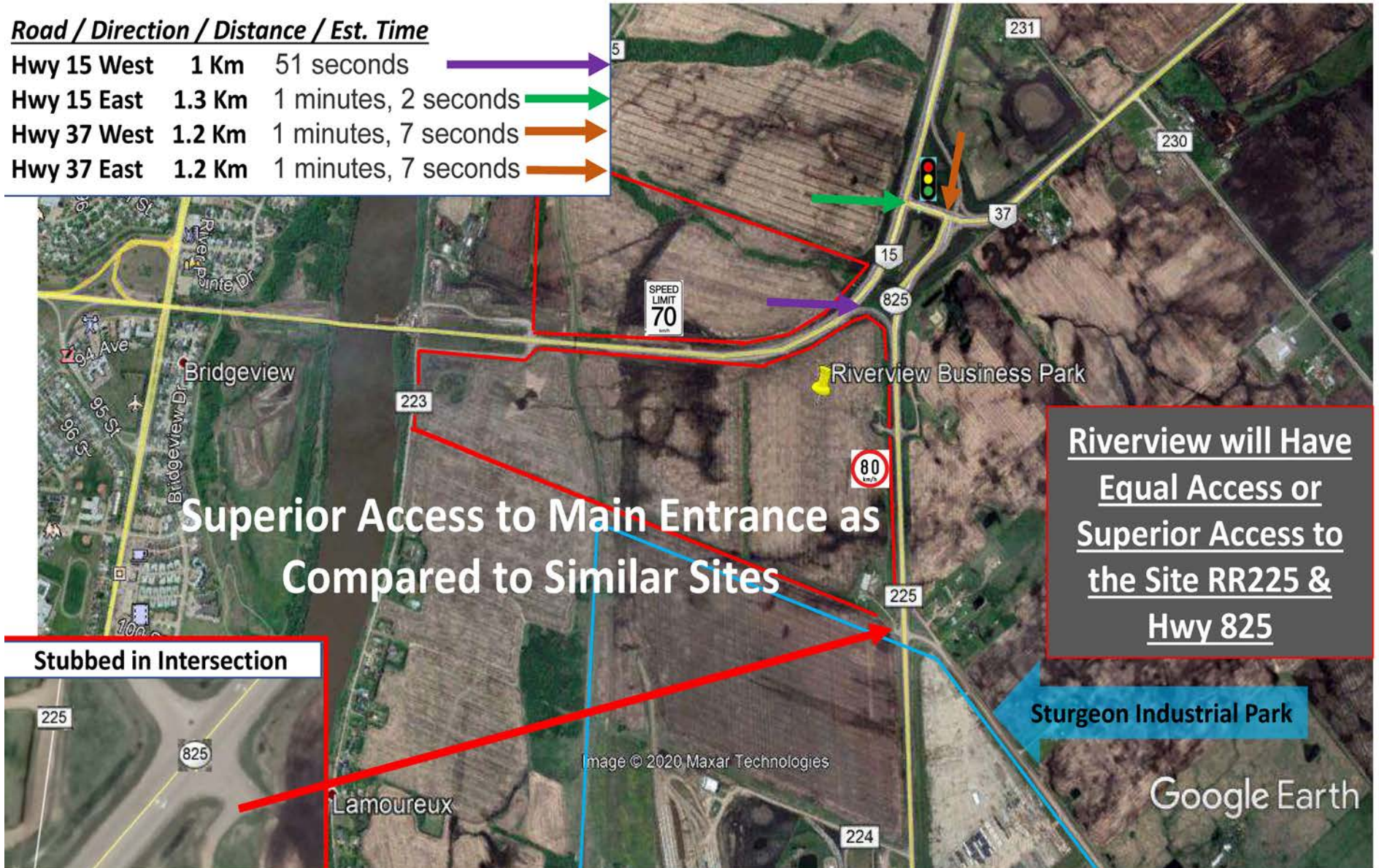


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**Road / Direction / Distance / Est. Time**

Hwy 15 West	1 Km	51 seconds	
Hwy 15 East	1.3 Km	1 minutes, 2 seconds	
Hwy 37 West	1.2 Km	1 minutes, 7 seconds	
Hwy 37 East	1.2 Km	1 minutes, 7 seconds	



**Superior Access to Main Entrance as Compared to Similar Sites**

**Riverview will Have Equal Access or Superior Access to the Site RR225 & Hwy 825**

**Stubbed in Intersection**

**Sturgeon Industrial Park**

Image © 2020 Maxar Technologies

Google Earth



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## Sturgeon County

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

### Property Information

**Municipal Address:** Sturgeon County, AB

**Legal Address:** (Riverview) River Lot 26 (Riverfront) River Lot 24

**Lot Size:** **Riverview** 101.85 Acres  
**Riverfront** 163.32 Acres

**Zoning:** Development Land - Future Highway Commercial & Light Industrial

**Possession:** Immediate/negotiable

### Contact

**Karim Bensalah**  
Associate  
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karim@lizotterealestate.com

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**Purchase Price:**  
**Riverview** \$95,000/Acre x 101.85 Acres =  
**\$9,675,750.00**  
**Riverfront** \$95,000/Acre x 163.32 Acres =  
**\$15,515,400.00**



### ADDITIONAL INFORMATION

- High traffic location; Intersection of Hwy 15, 37 & 825 on the Gateway of the Heartland Industrial Area and Entrance to the City of Edmonton & Fort Saskatchewan
- Next to the Northeast Edmonton rapidly growing (Horse Hills) Marquis neighborhood which is expected to have a population of more than 30,000 people and is on the north side of the North Saskatchewan River across from the City of Fort Saskatchewan
- More than \$30 billion in major petrochemical projects under development or planned in the Heartland Industrial Area
- High visibility location
- Possible future public transportation available
- Pedestrian bridge from Fort Saskatchewan to the site



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