

FOR SALE

±50 Acres
up to 80 Acres

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



Wood Buffalo County, Alberta

SML ESTABLISHED GRAVEL PIT WITH EQUIPMENT

Property Highlights

- This SML/DLO Gravel pit is located just South of Anzac Alberta and 30 min away from Fort McMurray
- Features high-grade haul road
- All equipment needed to crush gravel
- Current Water Act permit in place for wash plant
- No restrictions to crush 24/7 - 365 days
- Includes stockpiled material
- [Google Map View](#)



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This gravel pit holds immense value, especially with the upcoming expansion on Hwy 881, road widening and resurfacing. It is a well-established operation with numerous benefits:

- **Prime Location:** Situated in a growing area, this gravel pit is perfectly positioned to meet the increasing demand for the construction materials.
- **Fully Equipped Operations:** The sale comes fully equipped with all necessary machinery, including a crusher, screener, scale with scale house, generator etc. Additionally, there is a high-grade haul road already in place, making the operations seamless and efficient from day one.
- **Water License and Flexibility:** With a water license in place, you have the option to set up a wash plant for wash rock or concrete sand etc. Moreover, there are no work restrictions, allowing operations to run 24/7, 365 days a year.
- **Substantial Material Reserves:** Testing indicates there is between 1.6 to 2 million tons of material available on-site, ensuring a long-term and sustainable resource for your operations.
- **Ready-to-Use Inventory:** A small inventory of 20 mm of gravel is already on-site, streamlining the process and facilitating a quick start to operations.



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Equipment List

- Portable Jaw Screener plant c/w Lippmann jaw crusher,
- 2-deck screen
- CT-450 Cone Crusher c/w Terex-Cedarapids MVP 450 Cone Crusher
- Mormak TSP-6202 Twin screening plant c/w Terex Cedarapids TSH6202-32 2-deck scalping screen
- Mormax BF-6060 Portable Belt feeder
- Thor LPT150-8 Low profile telestacker conveyor
- Superior 42x70 ST SP Base Portable slide-stack-pack conveyor
- Generator
- Power-van with fuel tank
- 988F Cat Loader - New motor/ tranny and fresh paint
- Certified Scale with scale shack
- Tool van - c/w tools inside



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Property Information

Municipal Address: Wood Buffalo County, Alberta

Legal Address: Sections 19, 20, 21, 22, & 30 of Township 85,
Range 07, West of the 4th Meridian

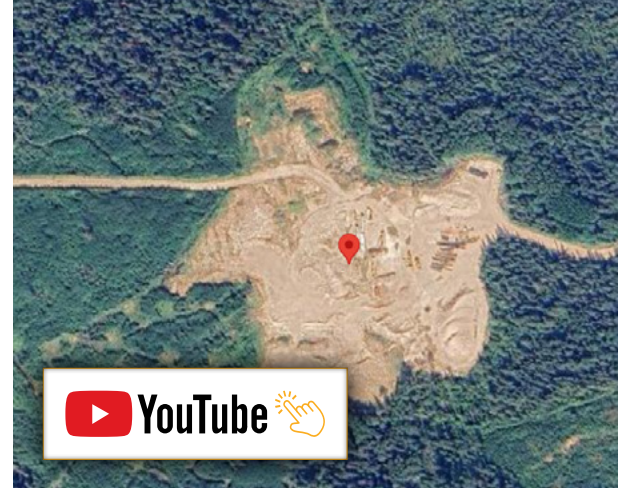
Size: 50 Acres (+/-) up to 80 Acres

Possession: Immediate/negotiable

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Purchase Price: \$19,800,000.00

Gravel: Est between 1.6 - 2 million ton



<https://youtu.be/4Cxi4KjZd5I>

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