

# LAND FOR SALE

7.33 ACRE HIGHWAY COMMERCIAL  
ZONED LAND

NICOLE MCKAY

Associate

780.540.5323

nicole.mckay@omada-cre.com

## STURGEON COUNTY LAND

56529 Range Rd 212

Sturgeon County | AB

- 7.33 acres of commercially zoned land in Alberta's Industrial Heartland
- Close proximity to Redwater, Bruderheim, and Fort Saskatchewan industrial areas
- Previously used as a service station and restaurant cafe
- Well located with easy access to the high load corridor



IDEAL FOR SERVICE STATION

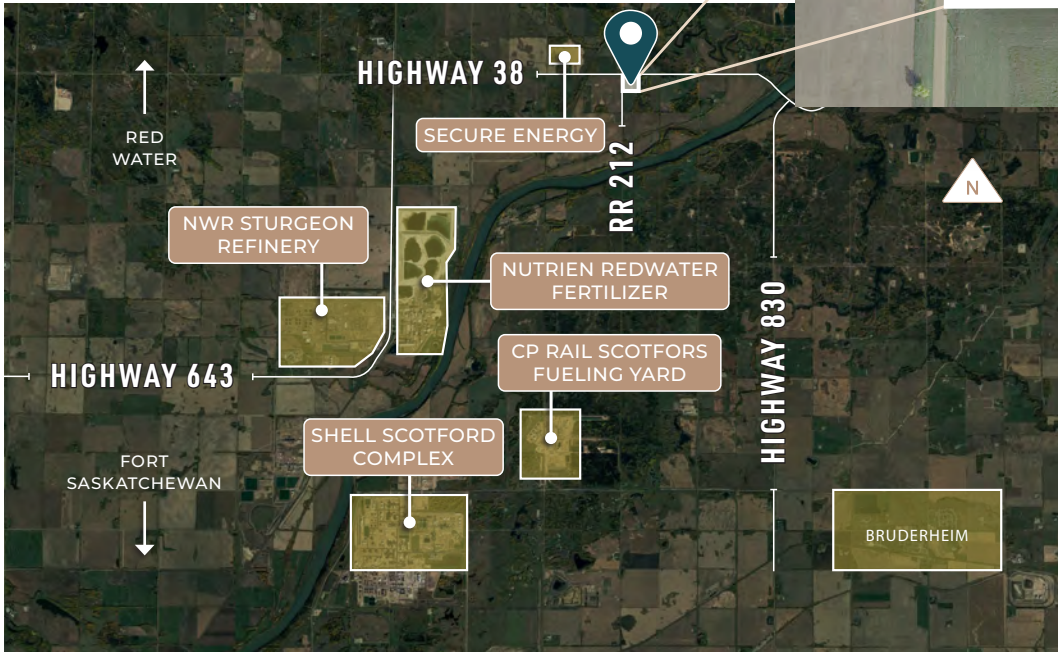


IDEAL FOR STORAGE



IDEAL FOR FUTURE DEVELOPMENT





## PROPERTY FEATURES

<b>Size</b>	7.33 Acres
<b>Available</b>	Immediately
<b>Municipal</b>	56529 Range Rd 212, Sturgeon County, Alberta
<b>Legal</b>	4; 21; 56; 35; NW
<b>Access</b>	Highway 38, RR 212
<b>Zoning</b>	C1 – Highway Commercial District
<b>Sale Price</b>	\$400,000
<b>Prop. Taxes</b>	\$1,274.86 (2022)



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