

FOR SALE

# FORT SASKATCHEWAN INDUSTRIAL BUILDING & LAND

55017 RGE RD 230, Sturgeon County, AB

**Cushman & Wakefield Edmonton**

Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
cwedm.com

**Royce Johnson**

Associate  
780 702 2950  
royce.johnson@cwedm.com

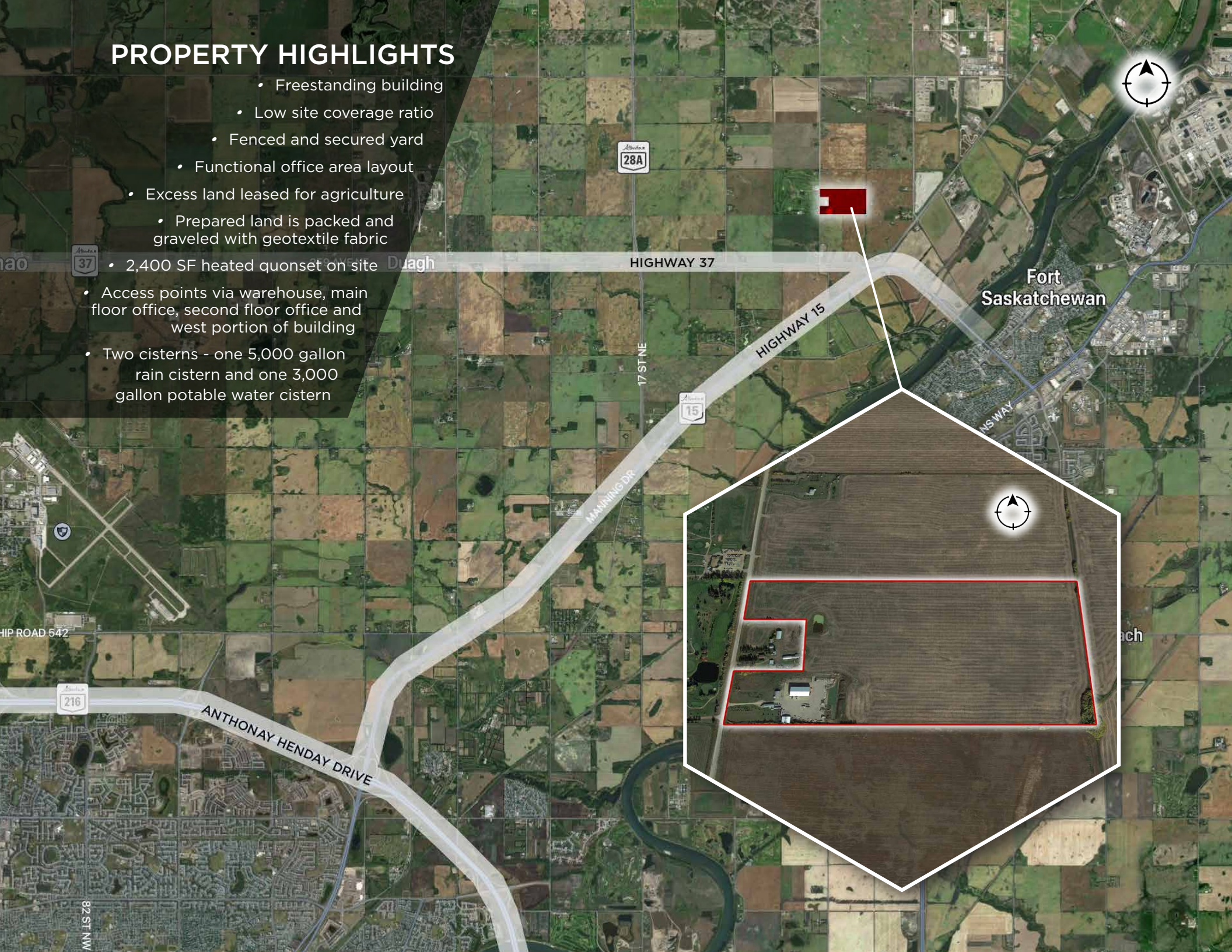
**Ian Newman**

Partner  
780 429 9354  
ian.newman@cwedm.com



# PROPERTY HIGHLIGHTS

- Freestanding building
- Low site coverage ratio
- Fenced and secured yard
- Functional office area layout
- Excess land leased for agriculture
  - Prepared land is packed and grveled with geotextile fabric
- 2,400 SF heated quonset on site
- Access points via warehouse, main floor office, second floor office and west portion of building
- Two cisterns - one 5,000 gallon rain cistern and one 3,000 gallon potable water cistern



HIGHWAY 37

17 ST NE



HIGHWAY 15

Fort Saskatchewan

MANNINGS DR



CHIP ROAD 542



ANTHONY HENDAY DRIVE

82 ST NW

ach



# PROPERTY DETAILS

**MUNICIPAL ADDRESS**  
55017 RGE RD 230, Sturgeon County, AB

**LEGAL DESCRIPTION**  
NW-6-55-22-4

**ZONING**  
Agricultural Support Services

**BUILDING SIZE**  
13,425 SF

**BUILT**  
2014

**LOT AREA**  
73.28 Acres

**LOADING**  
Grade (5) 18' x 16' (shop)  
Grade (1) 20' x 16' (wash bay),  
Grade (1) 10' x 16'

**SUMPS**  
Dual Compartment & Trench Sumps throughout

**POWER**  
400 Amp, 240 Volt,  
3 Phase power  
(tbc by Purchaser)

**SALE PRICE**  
\$3,800,000

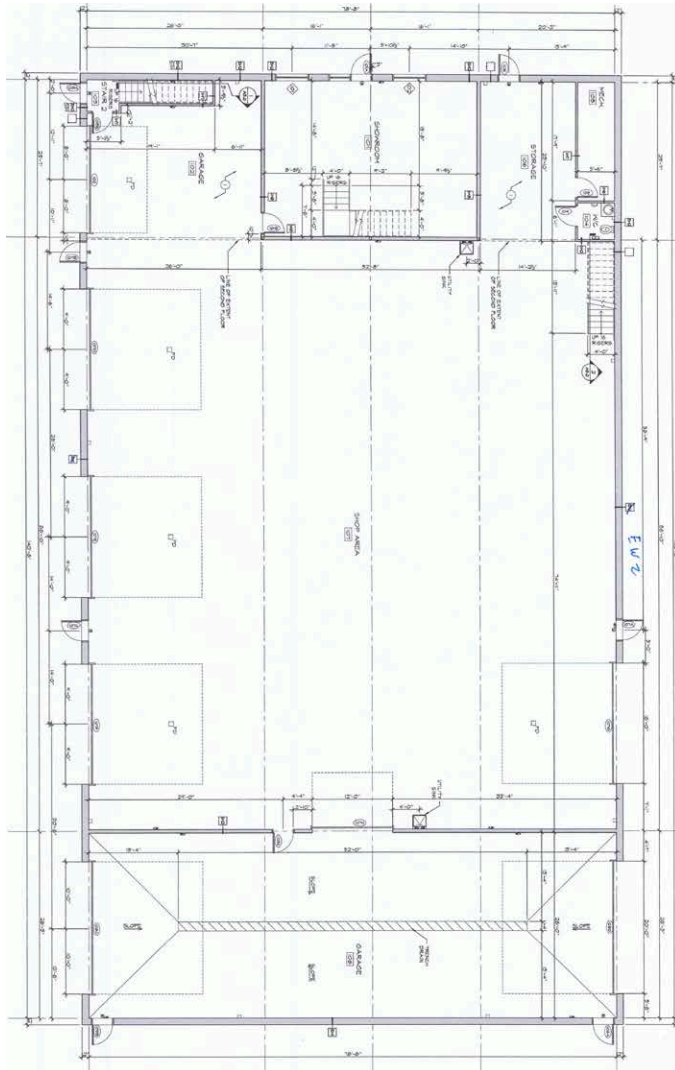
**TAXES**  
TBD

**AVAILABILITY**  
Main Floor Showroom - 825 SF  
Mezzanine Office - 2,000 SF  
Warehouse - 7,200 SF  
Garage 650 SF  
Storage Room 350 SF  
Total - 11,025 SF



# FLOOR PLANS

FIRST FLOOR



SECOND FLOOR

