

FOR SALE

80 Acres of Prime Development Land

Highway 13

39 Street

SUBJECT PROPERTY

Highway 13

Highway 26

Highway 13 & Highway 26, Camrose, AB

Rare opportunity to purchase development land situated on a highly visible intersection within Camrose, Alberta.

Contact:

Austin Leclerc
403.690.2001
aleclerc@cresa.com

David Miles
403.809.5859
dmiles@cresa.com

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HIGHWAY 13 & HIGHWAY 26, CAMROSE, AB

Property Profile

Site Size:	32.268 hectares (79.74 acres) more or less
Developable Area:	75 acres (TBV)
Legal Description:	Plan 0520680, Block 1, Lot A
Available:	Immediately
Asking Price:	\$3,750,000.00 (\$47,028 per acre)
Property Taxes:	\$2,121.74 (2023)
Zoning:	M2 Zoning - Heavy Industrial Potential for Commercial re-zoning



Property Highlights

Prime Location: Situated between two major highways, this industrial land offers unparalleled access and visibility, making it ideal for businesses looking to establish a presence in the Camrose region.

Versatile Zoning: The land is zoned for industrial use, allowing for a wide range of industrial and commercial activities, from manufacturing and distribution to logistics and warehousing.

Ample Space: With 80 acres of land available, there is plenty of room for expansion and customization to suit the needs of businesses of all sizes.

Skilled Workforce: Camrose boasts a skilled and educated workforce, providing businesses with access to talent and expertise across various industries.

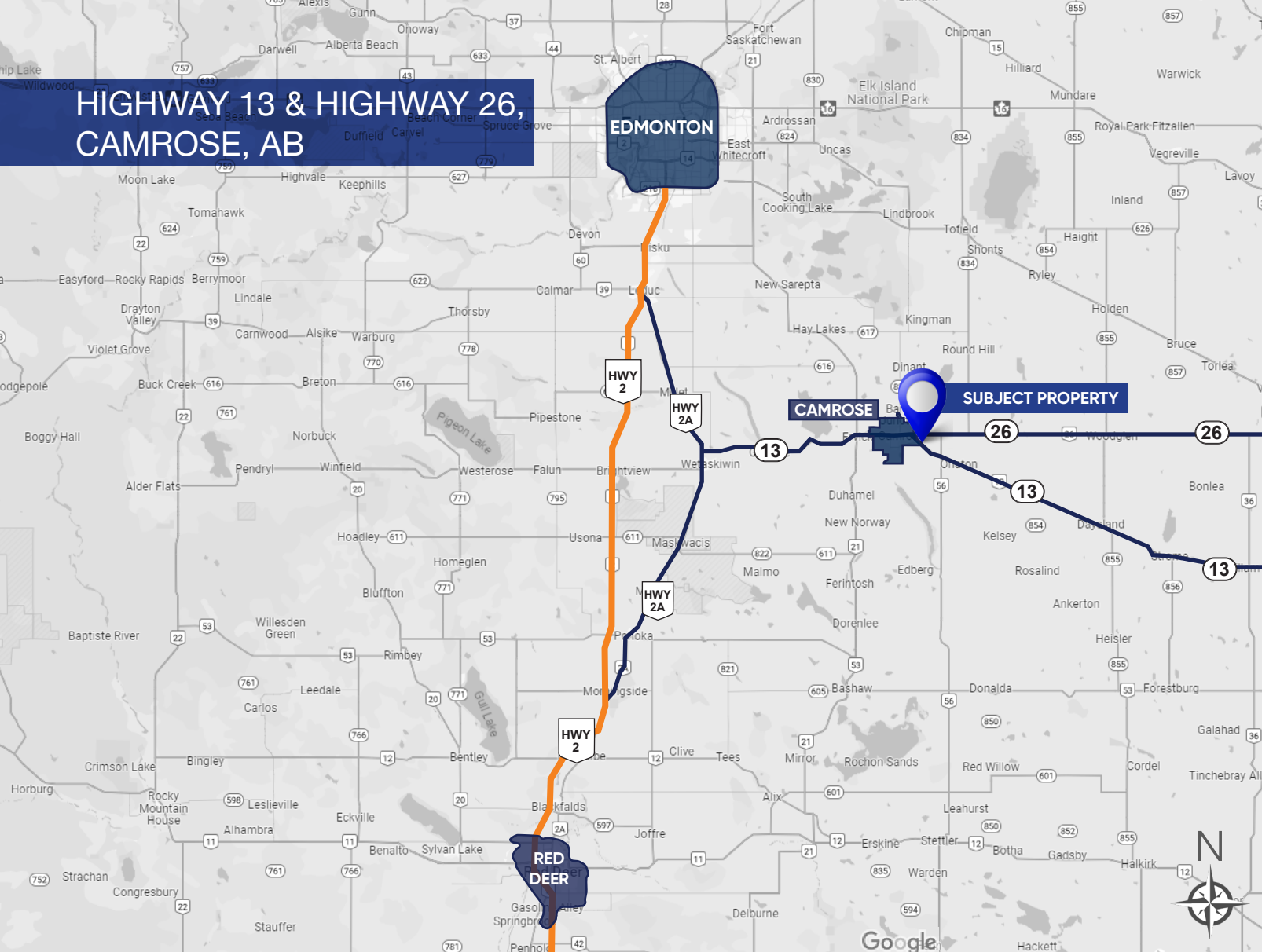
Supportive Business Environment: The city of Camrose offers a supportive business environment, with incentives, resources, and services available to help businesses thrive and grow.

Infrastructure: The area benefits from excellent infrastructure, including access to utilities, transportation networks, and other essential services, further enhancing its appeal for industrial development.

Growth Potential: As part of a growing and dynamic region, this industrial land presents significant growth potential, with opportunities for businesses to capitalize on the area's economic momentum and market demand.

Investment Opportunity: Whether for owner-occupiers or investors, this industrial land represents a sound investment opportunity in a strategic location with strong economic fundamentals and long-term growth prospects.

HIGHWAY 13 & HIGHWAY 26, CAMROSE, AB



Area Description

Located in Camrose, Alberta, this 80-acre parcel of industrial land sits strategically between Highway 13 and Highway 26, offering prime accessibility and visibility for businesses. Camrose is a vibrant city known for its strong economic base, supported by industries such as agriculture, manufacturing, and oil and gas. The region boasts a skilled workforce, excellent infrastructure, and a supportive business environment, making it an ideal location for industrial and commercial development.

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324 - 8 Avenue SW, Suite 1550 | Calgary, AB T2P 2Z2 | 403.571.8080 cresa.com

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