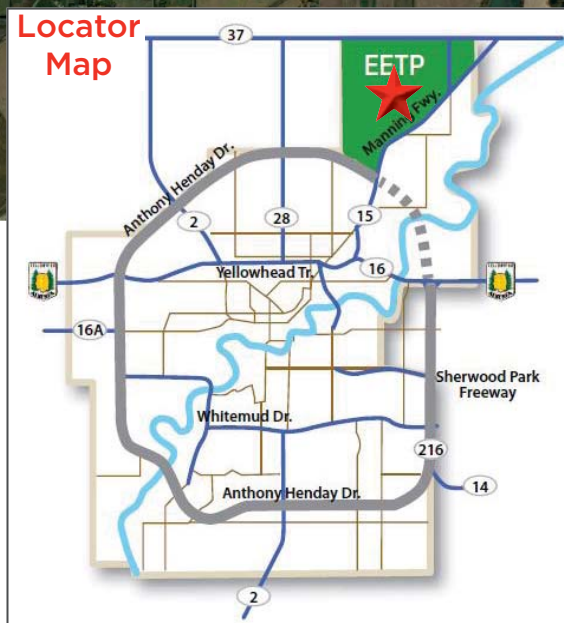


159 ACRES

Property Highlights

- Located within the Edmonton Energy and Technology Park, what will become Alberta's largest industrial park
- Approximately 50% of the subject lands are already zoned EETC (Chemical Cluster Zone) with the balance of the site designated to be zoned EETC under the area structure plan
- Good access to Highway 37 & Manning Freeway via 18th Street, NW
- Existing lease on residential property and farming lands provides holding income



Adrian Ambrozuk

Senior Associate
780 733 6406
adrian.ambrozuk@cwedm.com

Nathaniel Bayduza

Senior Associate
780 702 5825
nathan.bayduza@cwedm.com

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

Zoning Map



Permitted Uses

Per, the City of Edmonton's zoning bylaw permitted uses for the EETC (Edmonton Energy and Technology Chemical Cluster Zone):

- A. Heavy Industrial
- B. Industrial Manufacturing
- C. Industrial Logistics
- D. Major Impact Utility Services
- E. Minor Impact Utility Services
- F. Recycled Materials Drop-Off Centre
- G. Specified Industrial Facility
- H. Temporary Storage
- I. Facia On-premise Signs
- J. Freestanding On-premise Sign
- K. Minor Digital On-premises Signs
- L. Projecting On-premises Signs
- M. Roof On-premises Sign

Property Details

Municipal Address:	27911 - 18 Street NW
Legal Description:	SW¼ Section, Section 29, Township 54, Range 23
Services:	Rural Standard
Zoning:	EETC / AG
Price:	\$3,577,500.00 (\$22,500.00/acre)
Possession:	Immediate

Edmonton Energy and Technology Park

The City of Edmonton has begun land use and infrastructure planning for the development of an energy and technology industrial land cluster in the northeast quadrant of the city, northwest of Manning Freeway.

Comprehensive studies have made the case for developing an industrial cluster in the area known locally as Horse Hill. Such a development would take advantage of the significant economic opportunities available to Edmonton and the surrounding region from the oil sand developments in the north.



Edmonton Energy and Technology Park (formerly known as the Horsehills Energy and Technology Park) is being planned to take advantage of these significant economic opportunities that are coming to Edmonton and the surrounding region. A copy of the city's brochure on the Park can be found at

http://www.edmonton.ca/business_economy/documents/EETP_Brochure.pdf

Adrian Ambrozuk
Senior Associate
780 733 6406
adrian.ambrozuk@cwedm.com

Nathaniel Bayduza
Senior Associate
780 702 5825
nathan.bayduza@cwedm.com

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