



4.87 up to 22.79 Acres Available INDUSTRIAL LAND FOR SALE, BONNYVILLE, ALBERTA

Property Overview

The subject properties are four separately titled parcels ranging in size from 4.87 acres to 7.91 acres (or a combined 22.79 acres) at 45521 Hwy 660 located in the Municipal District (M.D.) of Bonnyville No. 87 in the center of the Alberta Hub region.

Region Highlights

The M.D. of Bonnyville consists of over one million acres of farmland and large expanses of natural parkland and lakes. The Municipal District is approximately two hours north east of Edmonton on Highway 28 and approximately 75 miles north of Lloydminster. While agricultural industries are highly visible in the M.D., the energy sector is considered to be the leading industry. The region has increasingly become a center for Steam Assisted Gravity Drain (SAGD) activity which is a technology developed to recover heavy oil in the region.

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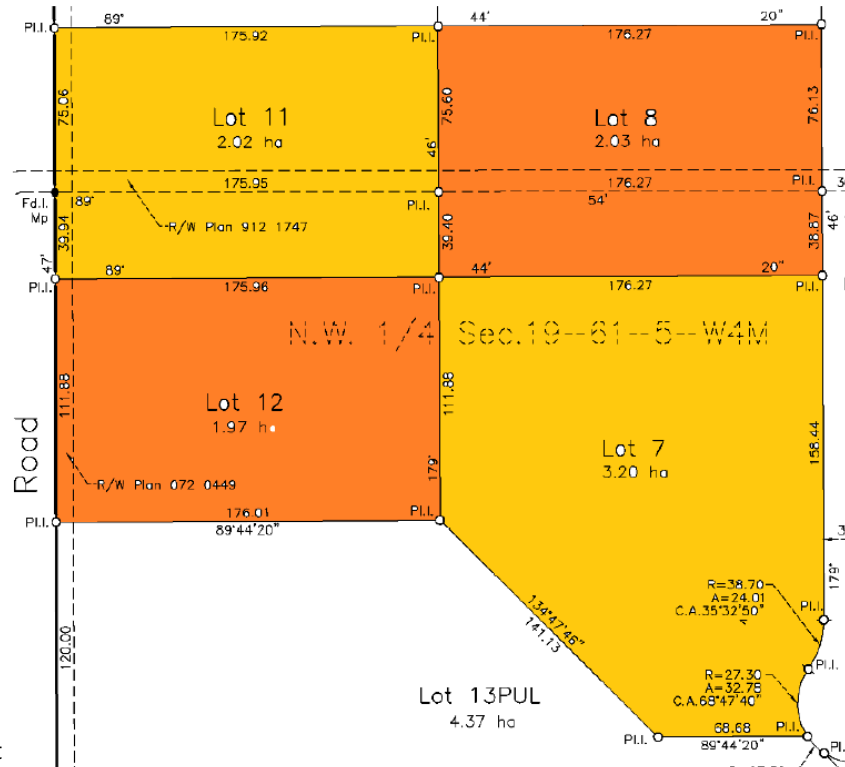
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Property Highlights

- The subject property is located south of Highway 660 and north of the Town of Bonnyville in the Municipal District of Bonnyville, AB.
- Access is off Highway 660, which borders the park to the north and connects to Highway 40. The subject properties can be accessed via two service roads within the park that run north/south. Access is considered good. Great access via 70 Street connecting to Highway 28.
- Subject sites are without improvements and are vacant

Property Information

- Market: Bonnyville
- Neighbourhood: Victor's Industrial Park North Bonnyville
- Services: Power, Natural Gas
- Zoning: RI - Rural Industrial District
- Legal Description: Plan 0826492; Block 3 Lot 7, 8, 11, 12
- Available: Immediately
- Sale Price: \$55,000.00 per Acre



Source: Alberta Land Titles Office

Address

- 110 - 45521 Hwy 660
- 106 - 45521 Hwy 660
- 4 - 45521 Hwy 660
- 6 - 45521 Hwy 660

Legal

- 0826492; 3; 7
- 0826492; 3; 8
- 0826492; 3; 11
- 0826492; 3; 12

Size

- 7.91 Acres
- 5.02 Acres
- 4.99 Acres
- 4.87 Acres

Price

- \$435,050.00
- \$276,100.00
- \$274,450.00
- \$267,850.00