

**PRICE  
REDUCED TO  
BELOW  
\$104,000.00 PER ACRE**



## 21.28 Acres for Sale

**Reduced to \$2,200,000.00 (\$103,000+ per acre)**



### Site Highlights

- Strategic location between Edmonton and Fort McMurray
- 20 KM from 5 SAGD Oil sands Projects and 151 KM from Fort McMurray
- Material staging and storage
- Excellent access to Alberta Highway 881
- Zoning: Urban Expansion / Business Industrial
- Compacted graveled and prepared site
- Site has High-line Power and is fenced (propane and potable water/sewer hauled in/out)
- Legal Address: Plan 1522673, Block 2, Lot 2

**BURKE SMITH**  
Partner  
780 917 8344  
[burke.smith@cwedm.com](mailto:burke.smith@cwedm.com)

**NICHOLAS FARNDEN**  
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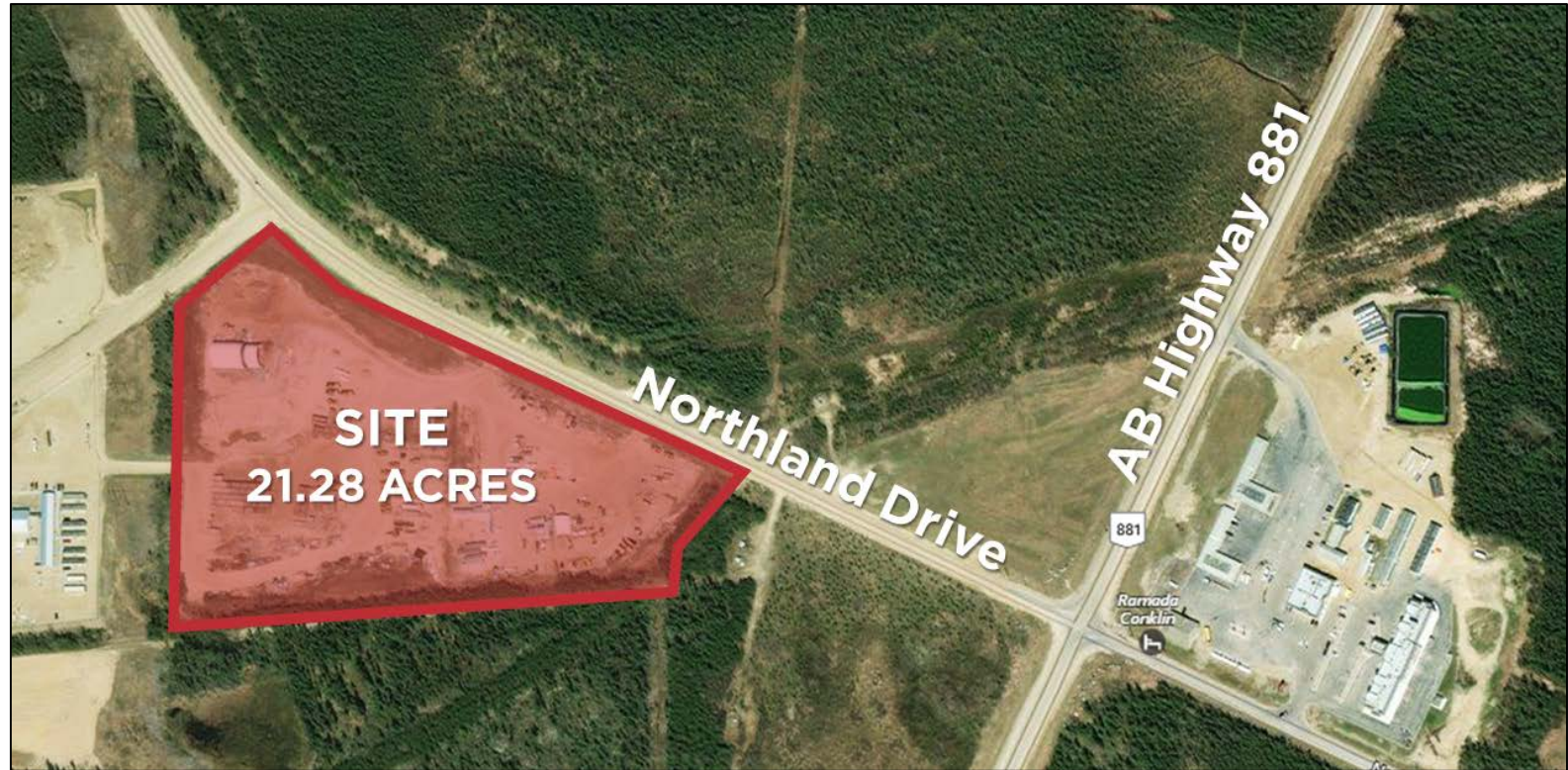
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10088 - 102 Avenue NW  
Edmonton, AB T5J 2Z1  
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**Site Aerial**



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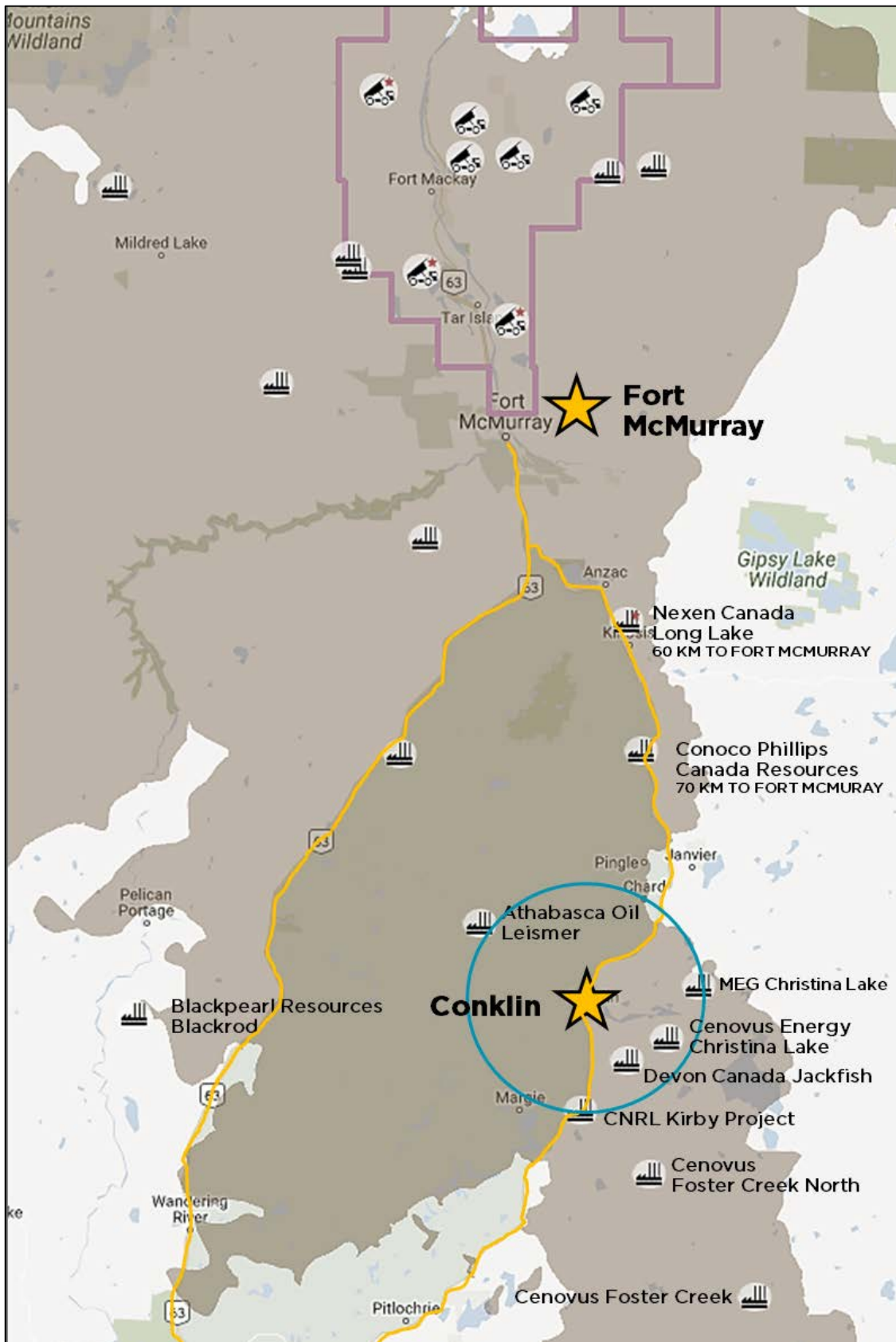
**CUSHMAN &  
WAKEFIELD**  
Edmonton

**FOR SALE**

## Conklin Lay Down Yard

Plan: 1522673 Block: 2 Lot: 2

Conklin, Alberta



Oil Sands Deposit Area

Oil Sands Minable Area

On-Site Upgrader Projects

Operating Oil Sands Mines

Operating In Situ Facilities

Operating Stand Alone Upgraders

20 KM RADIUS

**For Sale**  
**21.28 Acres**

**Sale Price**  
**\$2,200,000.00**  
**(\$103,000+/- per acre)**

**For more information  
please contact**

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Source: <http://osip.alberta.ca/map/>

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