

# FOR SALE

## 3.58 ACRES IN STRATHCONA COUNTY

13 Street & 90 Avenue, Strathcona County, AB



**PRICE REDUCED!**

### HIGHLIGHTS

- Rare 3.58 acre  $\pm$  parcel for sale in Strathcona County
- Located in Laurin Industrial Park with favorable tax benefits
- Ready for construction
- IM (Medium Industrial) zoning allows for a variety of uses
- Quick access to major roadways and minutes from Anthony Henday Drive
- Build to suit opportunity
- Accessible via 17 Street, directly off Sherwood Park Freeway with excellent proximity to major transportation routes

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**For Sale** | 3.58 Acres ± in Strathcona County, AB



## Property Details and Financials



- 20 MINS TO EDMONTON CITY CENTRE
- 20 MINS TO INDUSTRIAL HEARTLAND
- 30 MINS TO EDMONTON INT'L AIRPORT
- 30 MINS TO NISKU/LEDUC

|                   |   |
|-------------------|---|
| MUNICIPAL ADDRESS | 13 Street & 90 Avenue,<br>Strathcona County |
| LEGAL DESCRIPTION | Plan: 0929691; Block: 2; Lot: 20            |
| NEIGHBOURHOOD     | Laurin Industrial Park                      |
| ZONING            | IM ( <a href="#">Medium Industrial</a> )    |
| SITE SIZE         | 3.58 acres ±                                |
| SALE PRICE        | \$785,000.00/acre                           |
| PROPERTY TAXES    | \$33,551.38/yr (2025)                       |
| POSSESSION        | Negotiable                                  |

## Laurin Industrial Park

### Area Structure Plan

Amended - March 2009



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## IM Zoning - Medium Industrial

To provide for a broad range of compatible commercial and industrial uses, some of which have outdoor storage or activities. This Zoning District is generally not located adjacent to residential areas because of potential nuisance factors.

### Permitted Uses

Agricultural support service  
Agriculture, general  
Animal grooming and daycare facility  
Animal hospital and shelter  
Auctioneering establishment ^  
Autobody repair and paint shop  
Commercial storage  
Contractor service, general  
Contractor service, limited  
Custom indoor manufacturing  
Emergency service ^  
Equipment, major  
Equipment, minor  
Funeral service  
Outdoor storage  
Recreational vehicle storage, major *(Bylaw 39-2015, July 7, 2015)*  
Recycling depot  
Recycling drop-off  
Service station, minor  
Truck and manufactured home sales/rental  
Utility service, minor  
Vehicle repair, major  
Vehicle repair, minor  
Veterinary service, major  
Veterinary service, minor  
Warehousing and storage  
WECS, small\*

### Discretionary Uses

Abattoir  
Agriculture, intensive horticulture  
*(Bylaw 63-2017 – Nov 7, 2017)*  
Agriculture, product processing  
*(Bylaw 63-2017 – Nov 7, 2017)*  
Asphalt plant, minor  
*(Bylaw 1-2016 – Jan 19, 2016)*  
Bulk fuel depot  
Business support service ^  
Cannabis production facility  
*(Bylaw 68-2017 – Jan 26, 2018)*  
Concrete plant, major  
*(Bylaw 1-2016 – Jan 19, 2016)*  
Concrete plant, minor  
*(Bylaw 1-2016 – Jan 19, 2016)*  
Food and beverage products  
Food service, specialty ^  
Industrial, general ^  
Parking, non-accessory  
Recreation, indoor ^  
Recycling, oil depot  
Residential security/operator unit ^  
Retail, convenience ^  
Utility service, major  
Warehouse sales ^  
Waste management, minor

**Full Zoning uses & information can be found:**



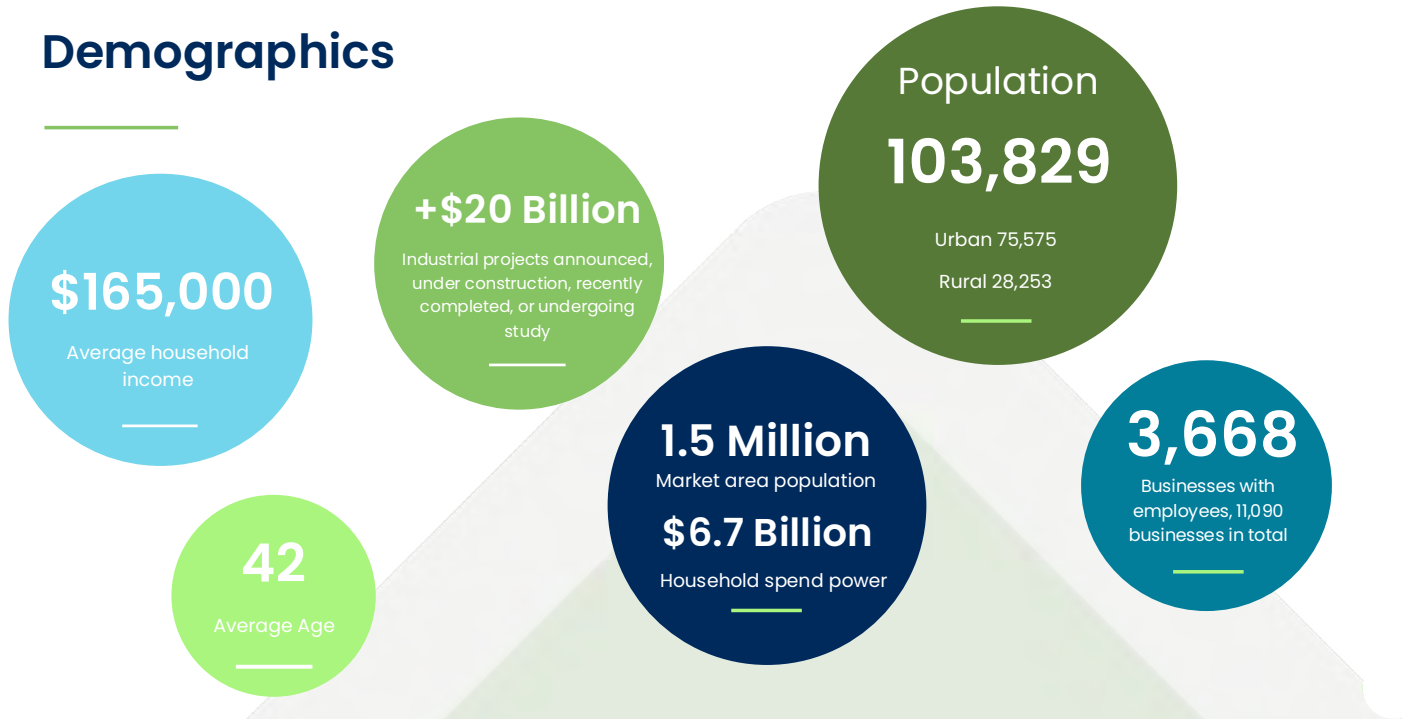
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# Strathcona County Facts

## Demographics



## Regional Tax Mill Rates

### Strathcona County

- Non-residential – **10.3326**
- Machinery & equipment – **10.3326**

### St. Albert

- Non-residential – **12.98740**
- Machinery & equipment – **N/A**

### Parkland County

- Non-residential – **8.9763**
- Machinery & equipment – **8.9763**

### Edmonton

- Non-residential – **26.4631**
- Machinery & equipment – **N/A**

### Sturgeon County

- Non-residential – **10.9170**
- Machinery & equipment – **10.9170**

### Lamont County

- Non-residential – **19.5173**
- Machinery & equipment – **19.5173**

*Property taxes = Your assessment x tax rate / 1000  
One tax rate is "one thousandth of a dollar"*

*Note: Illustration only displays Municipal Operating tax rates and does not include other operating and requisitions rates.*



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# Strathcona County Facts

## TARGET SECTORS



Agriculture & agrifood



Hydrogen & petrochemicals



Transportation



Manufacturing



Tourism

## PARTNERS



invest  
in  
CANADA



Edmonton  
Global

## Tactics

- Developer outreach
- Stakeholder relations
- Investment readiness
- Market development
- Service excellence
- Infrastructure
- Partnerships
- Incentives

## Strathcona's Global Advantages



Low-Cost  
Feedstocks

Market  
Access



Energy  
Cluster

Carbon  
Capture



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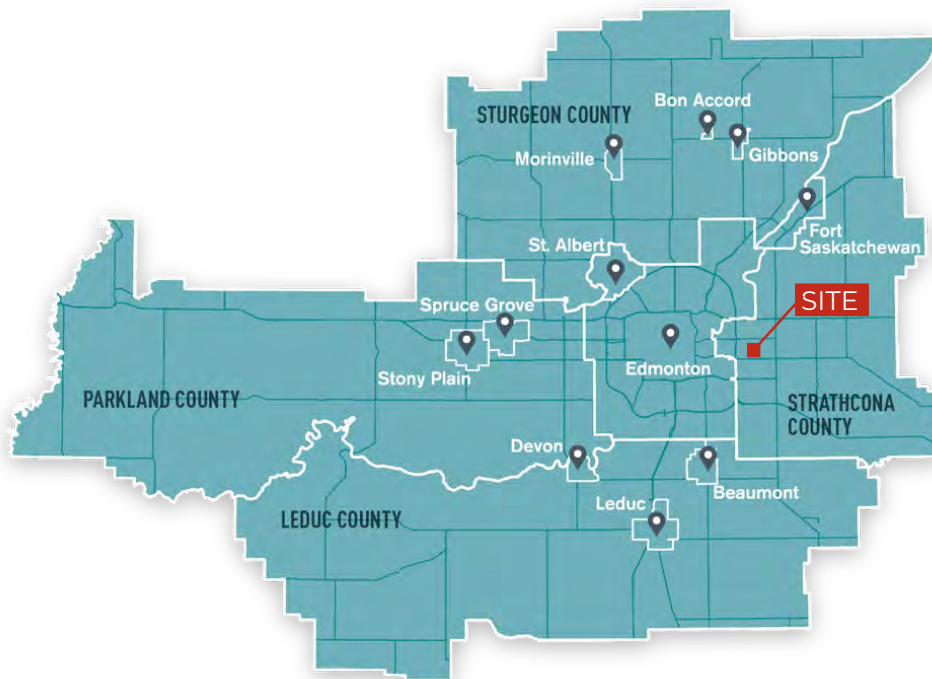
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## Property Location



## Regional Map



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- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

## Tyler Weiman, SIOR Partner, Associate

In 2017, Tyler became part of the firm following a prosperous 14-year professional hockey career that took him on extensive journeys across North America, Europe and Asia. He places the utmost importance on professionalism, a commitment to excellence, and meticulous attention to detail when serving his clients, helping them attain their business objectives.



As a partner at Royal Park Realty, Tyler brings with him a wealth of knowledge, enthusiasm and determination to achieve optimal outcomes for both property owners and users. His approach involves becoming an invaluable resource to his clients by deeply comprehending their requirements and fostering enduring relationships.

Tyler has achieved the prestigious SIOR designation (Society of Industrial and Office Realtors), which represents the pinnacle of expertise, productivity and ethical standards in the real estate sector. Those with the SIOR designation are acknowledged by corporate real estate leaders, commercial real estate professionals, brokers, agents, lenders, and others in the industry as the most proficient and seasoned brokerage experts across all markets.

His expertise lies in various aspects of commercial and industrial real estate, including leasing, buying, selling, acquiring, and disposing of properties. Tyler's focus encompasses a wide range of property types, such as owner/user and multi-tenant industrial buildings, expansions, custom-built solutions, relocations, land acquisitions, and the development of industrial properties.

Tyler finds satisfaction in contributing to the community and remains actively engaged with several charitable organizations. He and wife are raising their four children in the Edmonton area.

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