

**FURTHER  
REDUCED**

~~\$1,100,000~~ ~~\$890,000~~

**NOW \$725,000**

**4329 HIGHWAY 16**

PARKLAND COUNTY, ALBERTA

**GRAVEL PIT & COMMERCIAL  
DEVELOPMENT OPPORTUNITY**

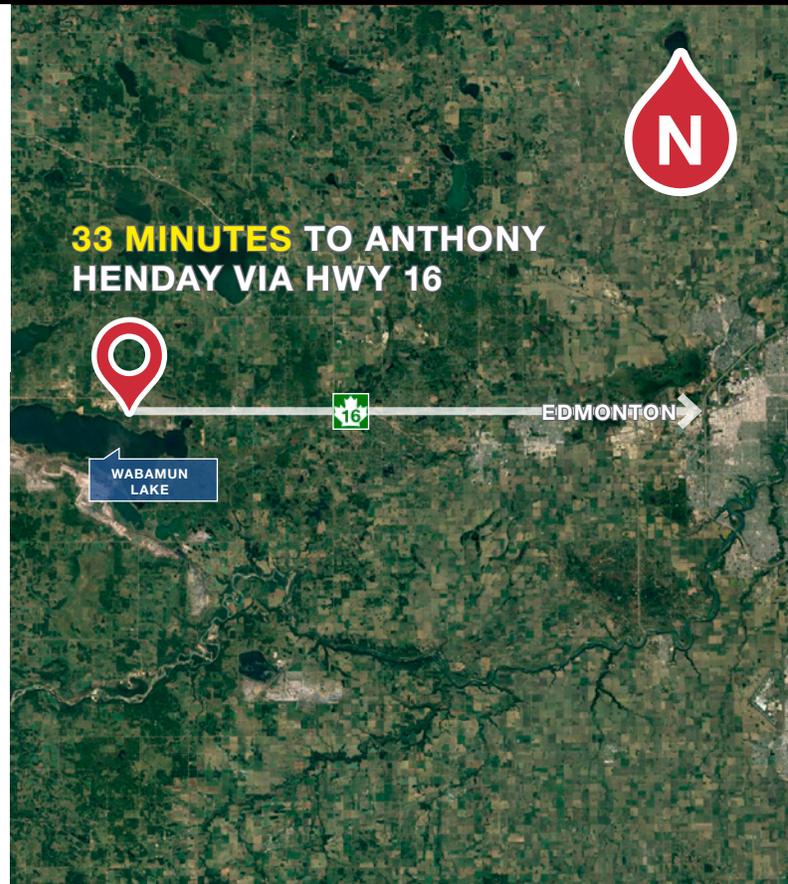
**MONTH TO MONTH LAND  
LEASE INCOME IN PLACE**

### Property Highlights

- Multiple options available for the development of 15.47 acres± located 30 minutes from Edmonton with frontage along Highway 16
- Gravel Extraction and Processing
- Commercial Development – Construction currently underway for Gas, Convenience and two Drive Thru units on adjacent property
- Two access points to the property along highway service road and one along Range Rd 44
- Month to month land lease income in place

**Derek Claffey**

587 635 2478 • [dclaffey@naiedmonton.com](mailto:dclaffey@naiedmonton.com)



FOR SALE

# WABAMUN HIGHWAY LANDS

Gravel Pit & Commercial Development Opportunity



RR 44

HIGHWAY 16 / YELLOWHEAD HIGHWAY

**4329 HIGHWAY 16**

PARKLAND COUNTY, ALBERTA

**GRAVEL PIT & COMMERCIAL  
DEVELOPMENT OPPORTUNITY**

**MONTH TO MONTH LAND  
LEASE INCOME IN PLACE**

## Sale Information

SALE PRICE  
**REDUCED**      ~~\$1,100,000.00~~ ~~\$890,000.00~~ **\$725,000**

AREA AVAILABLE    15.47 acres±

ZONING              Agricultural General District (AGG)

AVAILABLE        Immediately



## Gravel Pit Information



15.47 acres± parcel for potential gravel extraction and processing



Estimated 170,000 cubic meters of gravel available for extraction on the site (to be verified by Purchaser)



Security deposit in place with Alberta Environment as well as conditional permits for gravel extraction, processing, and hauling can be made available

7160-A DC22

**NAI Commercial**

**Derek Claffey** • 587 635 2478 • [dclaffey@naiedmonton.com](mailto:dclaffey@naiedmonton.com)

NAI COMMERCIAL REAL ESTATE INC. | 4601 99 Street NW Edmonton, AB T6E 4Y1 | 780 436 7410 | [naiedmonton.com](http://naiedmonton.com)