FOR SALE

105 ACRES ± OF INDUSTRIAL LAND IN THORHILD

Thorhild, AB



ONLINE AUCTION
BID DEADLINE: DECEMBER 17, 2026 5:00 PM CST

Highlights

- Up to 105 acres ± of industrial land
- Access to Highway 63
- Adjacent to the CN Rail
- Flexible industrial zoning
- Municipal services

Thorhild County

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VIEW AUCTION BID NOW!

ROYAL PARK REALTY™

T 780.448.0800 **F** 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

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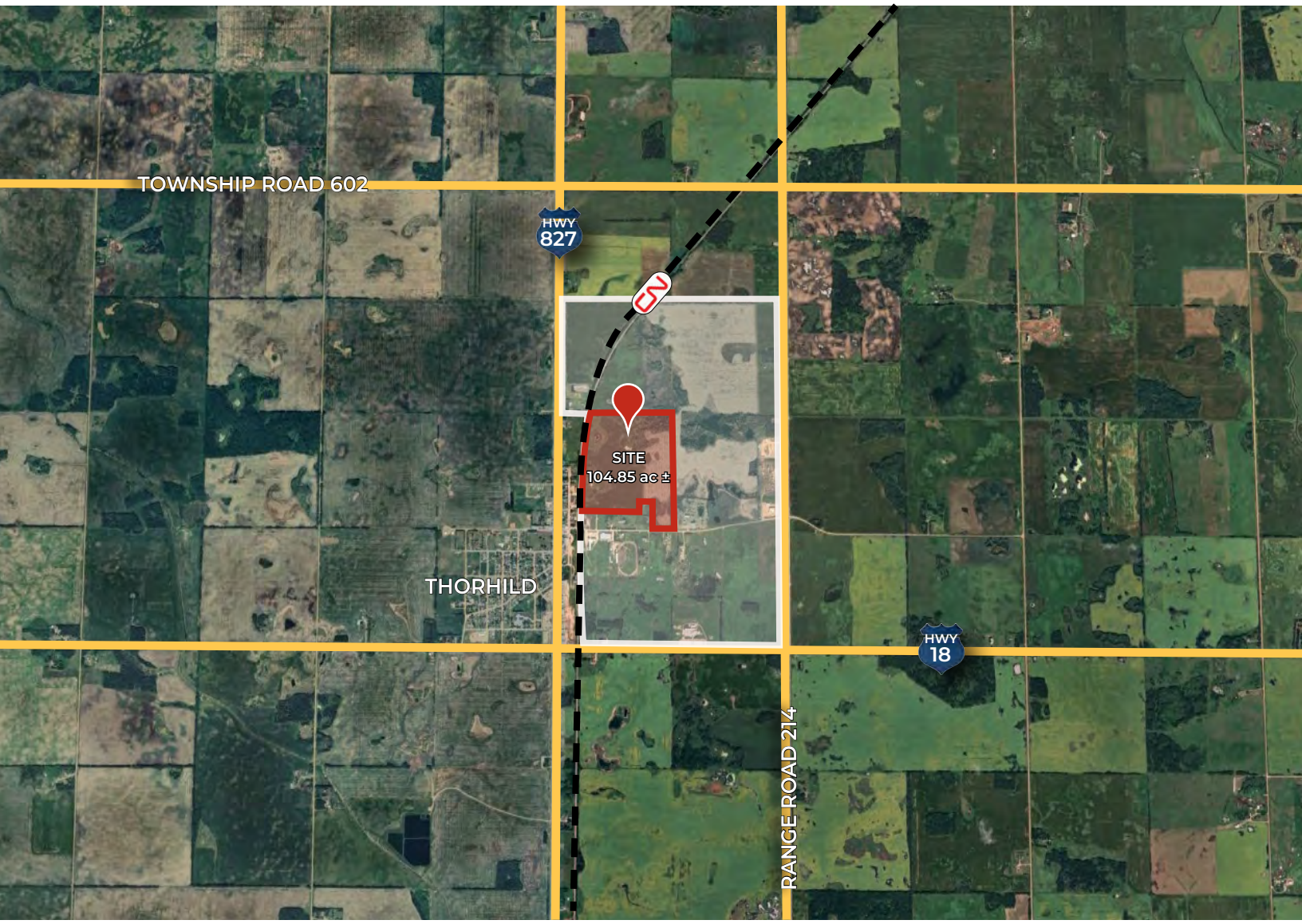

Strategic. Connected. Ready to Develop.

Position your business for success in Thorhild, a growing industrial hub located just minutes from Highway 63, the vital corridor linking Fort McMurray and Edmonton. With flexible zoning, strong infrastructure, and exceptional connectivity, this site is ideally suited for a wide range of industrial and logistics operations

Property Details & Information

MUNICIPAL ADDRESS	Thorhild, Alberta
LEGAL DESCRIPTION	4; 21; 60; 5; NW
ZONING	M3 (Industrial District)
SITE AREA	104.85 Acres ±
POSSESSION	Negotiable
MINIMUM BID	$399,000.00

Click here for the Thorhild Industrial Area Structure Plan

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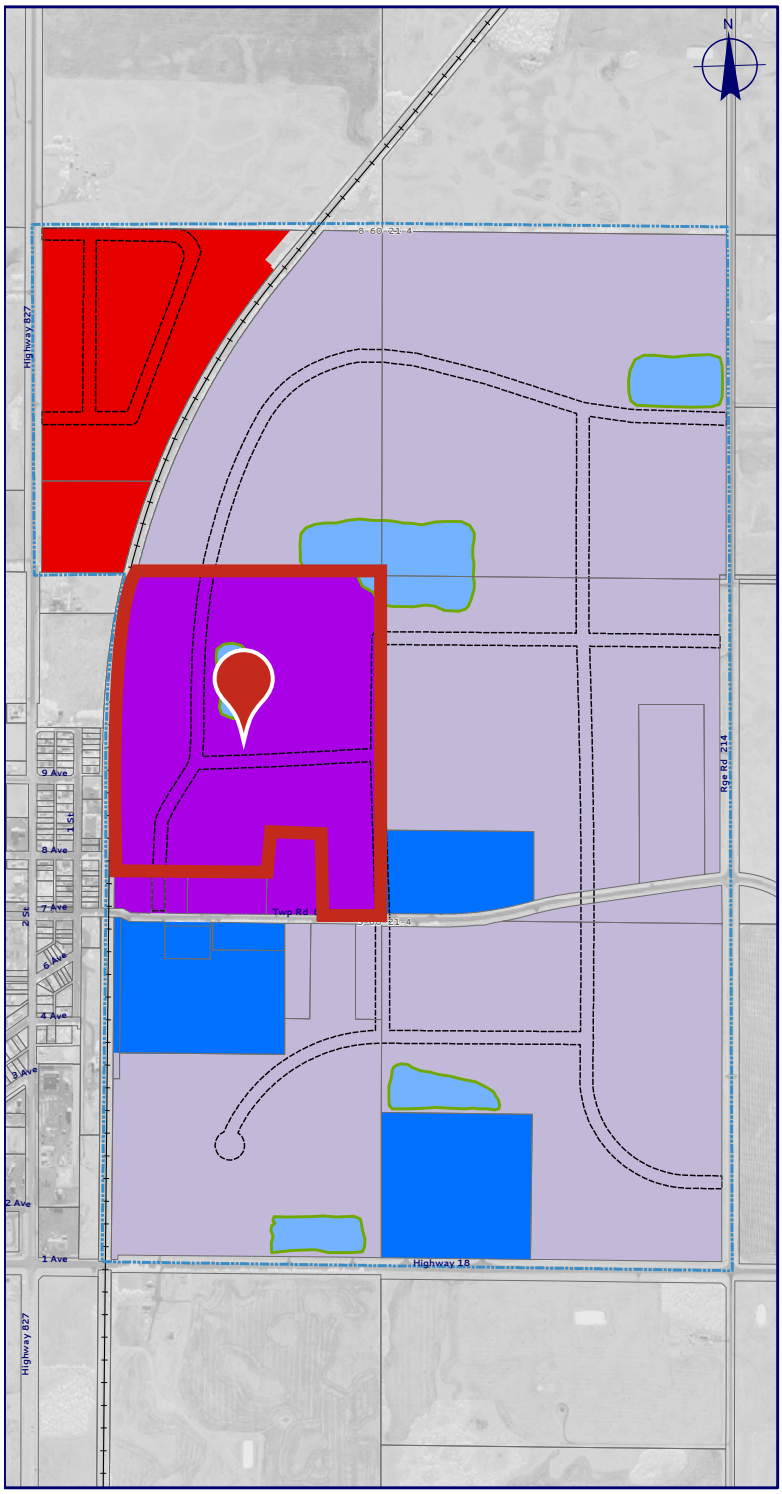
DEVELOPMENT CONCEPT PLAN



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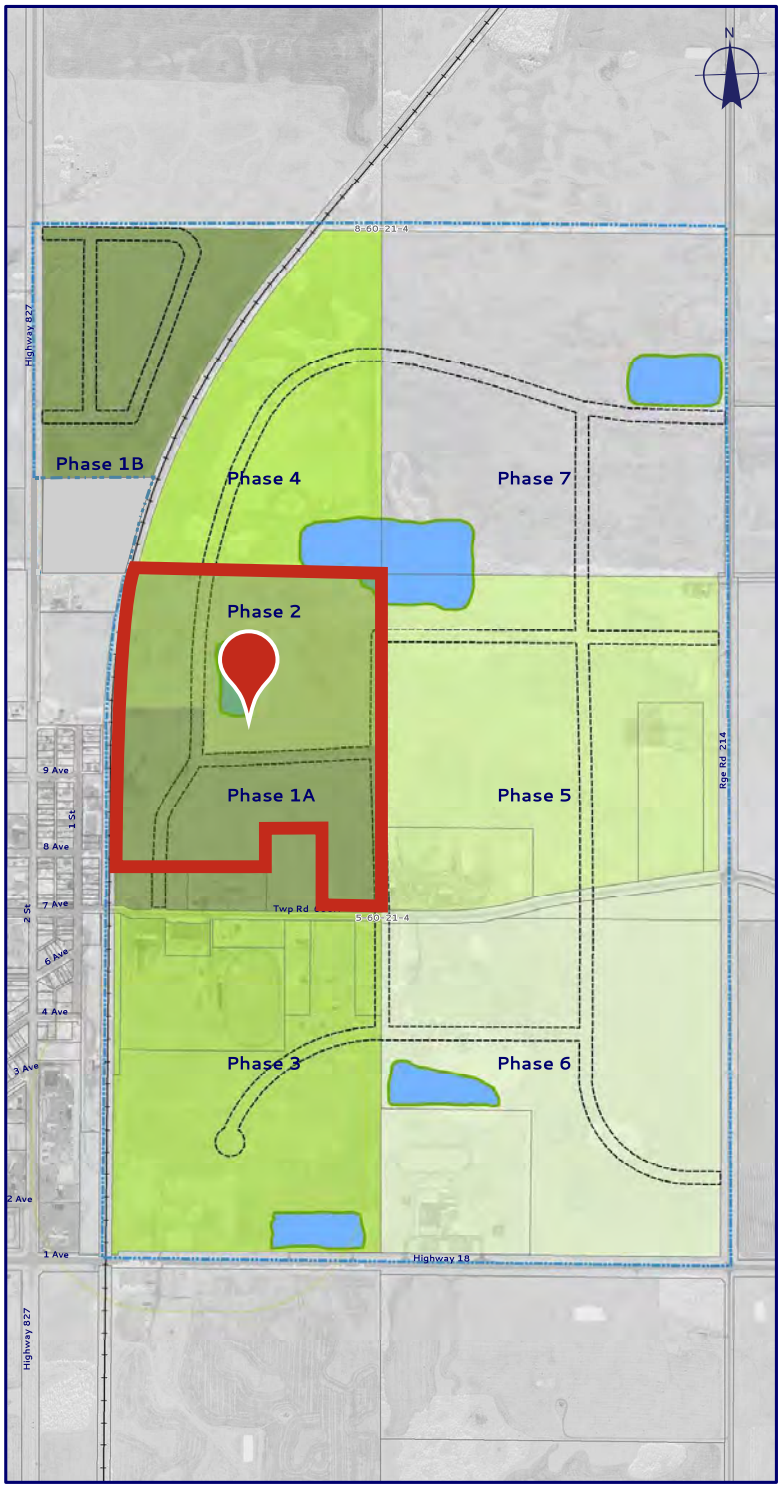
DEVELOPMENT PHASING PLAN



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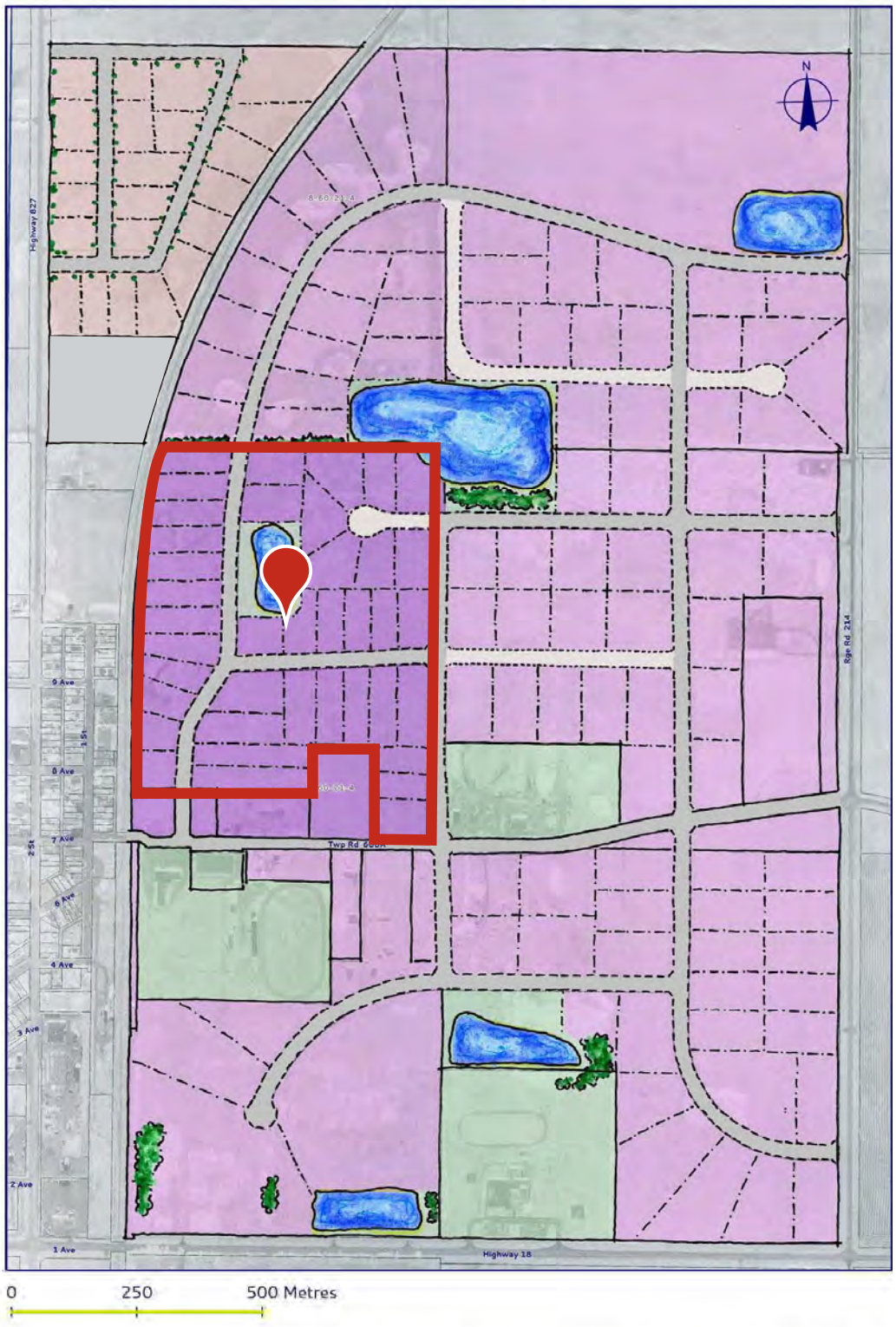
CONCEPTUAL SUBDIVISION DESIGN PLAN



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ADDITIONAL INFORMATION

- Only 7 km from Highway 63, offering efficient access to major markets in northern and central Alberta.
- Adjacent to CN Rail, with a potential railway connection, supported by an existing spur to the south.
- M3 Industrial Zoning allows for a variety of manufacturing, logistics, and heavy industrial uses.
- Existing water and sanitary mains located along 7th Avenue
- Three proposed subdivision options
- Strong infrastructure and utilities in place
- Located near a high-load corridor, providing excellent routes for heavy industrial and transport operations.

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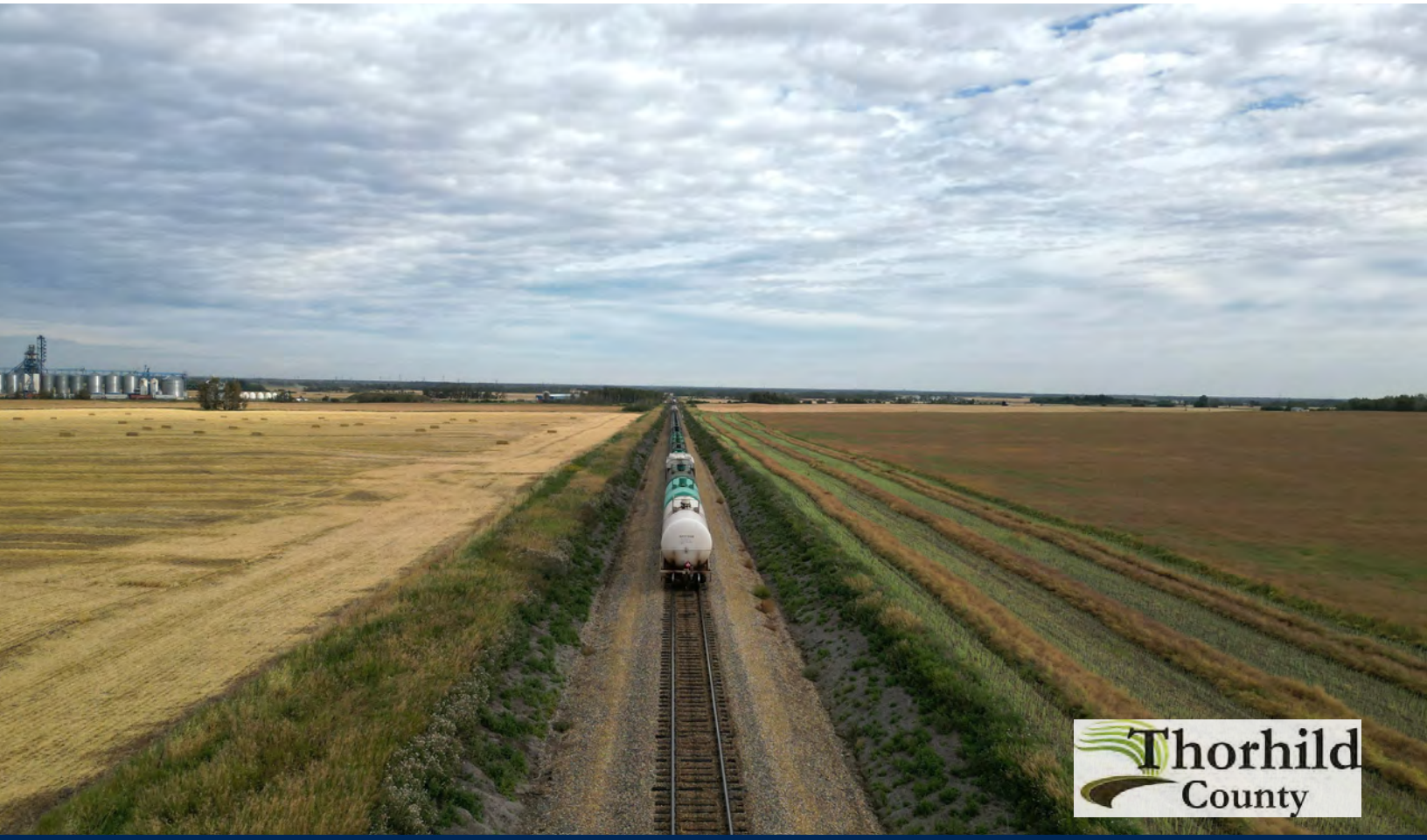

Planned for Growth

The Thorhild Industrial Area Structure Plan (ASP) provides a clear framework for the development of a modern industrial subdivision and business park adjacent to the Hamlet of Thorhild, designed to attract strong end-users and long-term investment.

CONTACT OUR TEAM:



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