

FOR SALE

PARKLAND COUNTY DEVELOPMENT LAND SERVICED LAND PARCEL & PARTIALLY DEVELOPED FACILITY

NAICommercial

**PRICE REDUCED
NOW: \$755,000**



53324 RANGE ROAD 55 | PARKLAND COUNTY, AB |

**22,012 SF± ON 2.73 AC±
EXCESS LAND OF 69.12 AC**

PROPERTY HIGHLIGHTS

- Serviced land parcel with partially developed production facility
- Property currently demised as follows: 22,012 sq.ft.± steel frame building on 2.73 acres± with services intended for a cannabis cultivation or food production upon completion
- Excess land of 69.12 acres
- All building plans and transferable permits included as part of the sale
- Located just off HWY 16, North of Wabamun Lake and ~40 minutes from Edmonton city limits
- Water well and an unquantified amount of gravel material to the excess land point



DEREK CLAFFEY

Senior Associate
587 635 2478
dclaffey@naiedmonton.com

MAT HEHR

Associate
587 635 2485
mhehr@naiedmonton.com

DREW JOSLIN

Associate
780 540 9100
djoslin@naiedmonton.com

RYAN BROWN

Partner
587 635 2486
rbrown@naiedmonton.com

CHAD GRIFFITHS

Partner
780 436 7414
cgriffiths@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



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ADDITIONAL INFORMATION

BUILDING SIZE	22,012 sq.ft±
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SITE SIZE	69.12 acres±
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LEGAL DESCRIPTION	NE-19-53-5-W5
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ZONING	AGG - Agriculture General District
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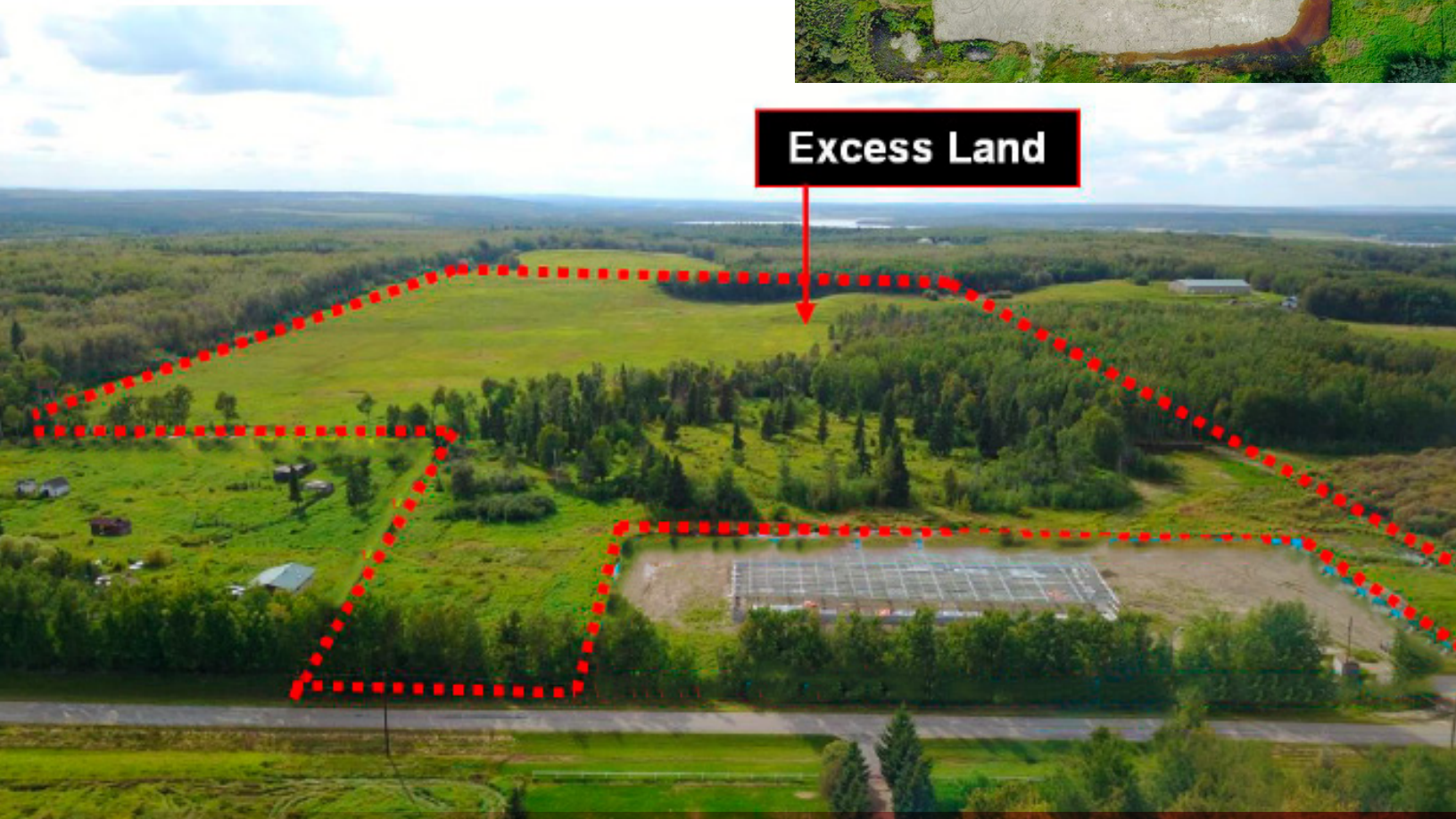
AVAILABLE	Immediately
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SALE PRICE	\$755,000
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PROPERTY TAXES	\$134.41 (2021)
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Excess Land



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