

# FOR SALE/LEASE

## STURGEON COUNTY INDUSTRIAL FACILITY

55112 Secondary Highway 825, Sturgeon County, AB



PROPOSED SPUR TRACK FOR RAIL SERVED FACILITY (DETAILS INSIDE)

### HIGHLIGHTS

- Potential development opportunity with already established industrial users
- Adjacent to CN line with proposed spur track for rail served facility
- 22,444 sq ft on 32.72 acres ± is current building/lands
- Vendor/Landlord has multiple quotes to fully compact, gravel and prep complete site
- Large paved and graveled yard area, fully fenced and gated with perimeter lighting
- The current 1.8 km synthetic track features (3) three configurations
- Fronting Secondary Highway 825 with excellent proximity to major transportation routes

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## Property Details and Financials

MUNICIPAL ADDRESS	55112 Secondary Highway 825, Sturgeon County, AB
LEGAL DESCRIPTION	Plan: 0024376; Lot: 1
ZONING	DC21 ( <a href="#">Direct Control District 21</a> )
YEAR BUILT	2001
CONSTRUCTION TYPE	Steel & concrete block
POWER	3 Phase, 800 Amp (TBC)
CEILING HEIGHT	16' ±
LIGHTING	Metal halide/fluorescent
HVAC	Yes
SECURITY	Yes
PARKING	Ample
OFFICE SIZE	6,000 sq ft ±
MEZZANINE SIZE	444 sq ft ±
WAREHOUSE SIZE	16,000 sq ft ±
TOTAL SIZE	22,444 sq ft ±
SITE SIZE	32.72 acres ±
SALE PRICE	<b>Contact Listing Agent</b>
PROPERTY TAXES	\$112,867.73 (2025)
LEASE RATE	<b>Market</b>
OP COSTS	TBC



- 30 MINS TO ACHESON
- 30 MINS TO EDMONTON CITY CENTRE
- 40 MINS TO NISKU/LEDUC
- 40 MINS TO EDMONTON INT'L AIRPORT

## ADDITIONAL INFORMATION

- Colored concrete with floor hardener
- 5,000 gallon septic
- Desco epoxy coating in bathrooms & kitchen
- Commercial grade kitchen
- Large meetings rooms
- Well designed yard with proper drainage
- 50% in-floor heating and 50% radiant
- Bathrooms:
  - ◊ Men's - 3 urinals/3 toilet
  - ◊ Women's - 5 toilets
  - ◊ 2 private full bathrooms with showers
- Full building back-up power  
(CAT, Deisel, 125 KW)
- Owner's living quarters with office and private balcony
- 25-30 person classroom
- Paddock area is a combination of asphalt and well prepared gravel
- Municipal water trickle system into 5,000 gallon cistern



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## About The Area

Join neighbours such as:

- Bunge
- Univar Solutions
- Horton CBI
- MS Logistics
- Hexion Canada
- McSween Custom Fabricating
- Gowen Argo Canada

*Conveniently located minutes north of Edmonton in the Sturgeon County Industrial Park. Being in an industrial park has its advantages with the Medium Industrial zoning. This particular track lends itself well to various forms of driver training as the flexibility of the two crossovers add to the dynamics of the chase.*

*The 22,444 sq ft ± building, is flexible with a full commercial kitchen, classroom, various offices and male and female washrooms/ changerooms. The building has two separate work areas which can be used for maintenance, storage or other training uses.*



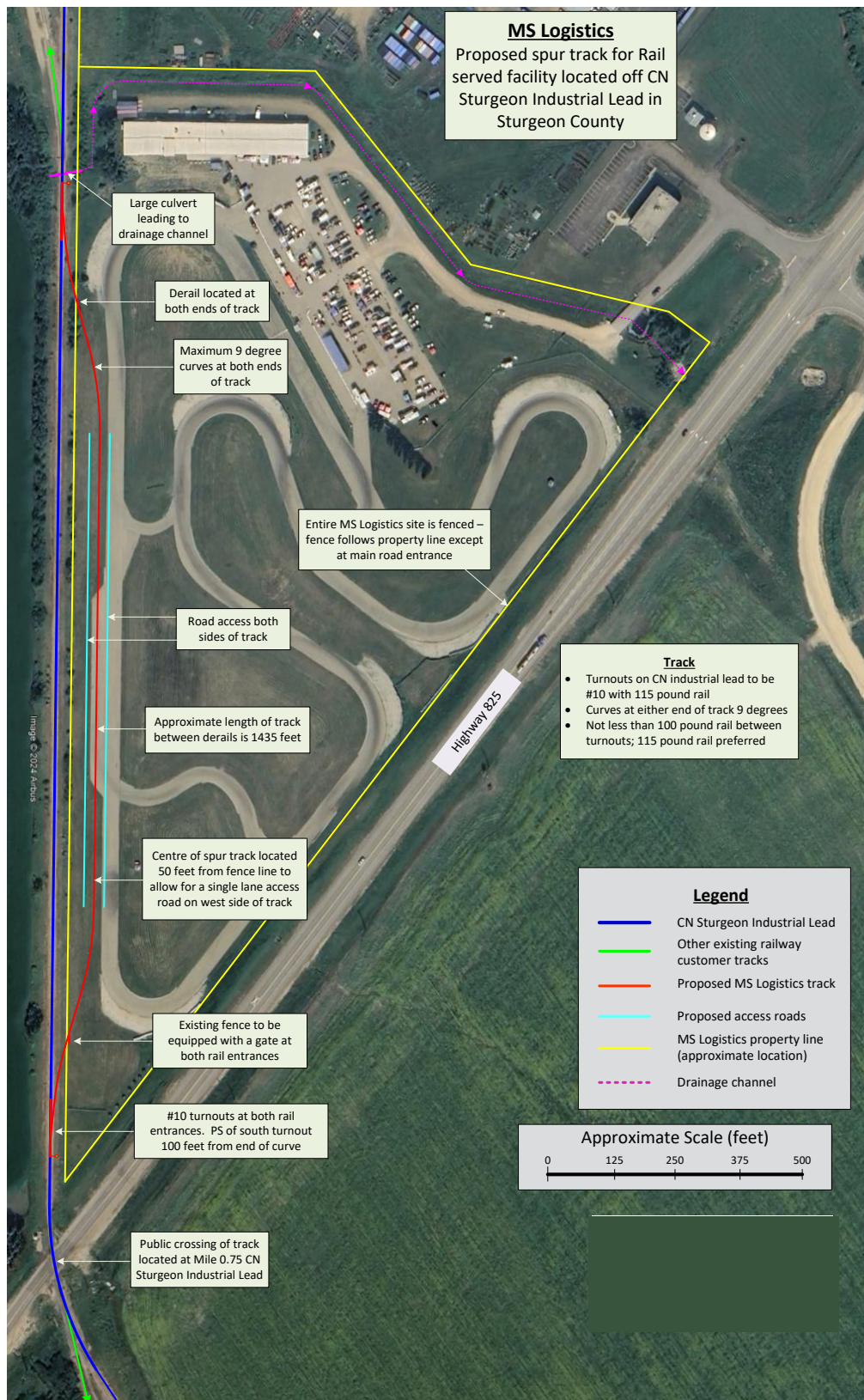
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# Concept Plan | 55112 Secondary Highway 825, Sturgeon County, AB



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## Proposed Rail Spur

The proposed rail spur will be located off CN Industrial spur in Sturgeon County. The railway line is operated by CN, the actual railway right of way is owned by Sturgeon County.

- Right of way is 60 feet wide, with railway constructed more or less in centre of right of way
- Ownership of the track is likely subject of an agreement between the County and CN that allows CN to operate the line
- CN operates the line as an industrial spur line. It is connected to their main line in the area at the south end
- Regardless of track ownership, CN track standards will be met for any track on which CN is to operate
- CN currently provides switcher service on this line up to 6 days per week

### PROPOSED SPUR TRACK LOCATION

- Proposed construction of a single spur track on this site parallel to, and 25 feet from, the west property (fence) line, and parallel to the adjacent CN spur line
  - Allows placement of a single lane roadway between track and fence for vehicle access to both sides of rail cars for unloading (2-side access may be required for some traffic)
  - Provides some assurance that any “spills”, such as pipe, do not roll onto CN track
- Track to be connected to CN industrial spur at both ends
- Gates are planned to be installed in the existing fence to accommodate the spur track

### PROPOSED SPUR TRACK DETAILS

- North switch is located south of existing switch and south of large culvert
- South switch is located north of curve at Highway 825 crossing
  - Point of switch a minimum 100 feet from edge of road crossing
  - Point of switch meets CN standard on industrial track for distance from end of curve
- Turnouts on CN track to be #8 with 115 lb rail
- Track length approximately 1,470 feet on property
  - Approximately 1,170 feet between back side access road crossings
- Approximately 1,720 feet of new track to be constructed between switches
  - Maximum curvature on track proposed to be 9 degrees
  - Minimum size of rail on spur track will be 100 lb

### PROPOSED RAIL OPERATING PLAN

- Operating plan is detailed in accompanying schematic sequence
- Basic plan is to push incoming cars into north end of track, and lift outgoing cars from south end of track
- MS Logistics plans to unload cars so that under normal conditions when CN arrives to lift empty cars, they will be together on south end of track
- The accompanying schematic also details alternative ways that the spur track can be serviced by CN when circumstances require
- Frequency of service to be determined between CN based on volume of cars being handled, which may change over time
  - To start, expect traffic volume could be in the order of 21 cars per week, or 3 cars per day
  - Length of spur track should be adequate to handle this volume of traffic based on service being provided by CN at least 3 days per week

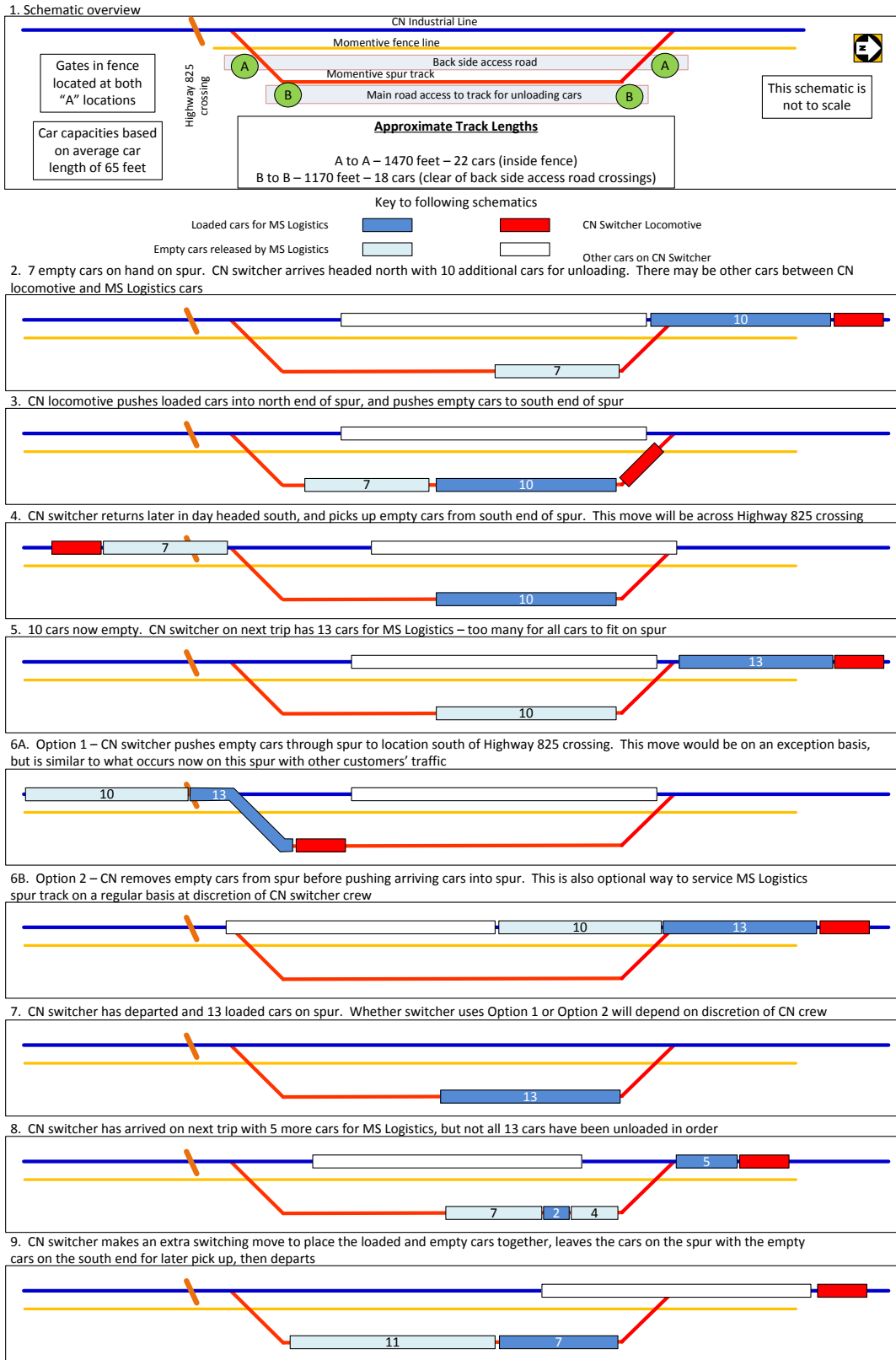


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# Proposed Site Operating Plan



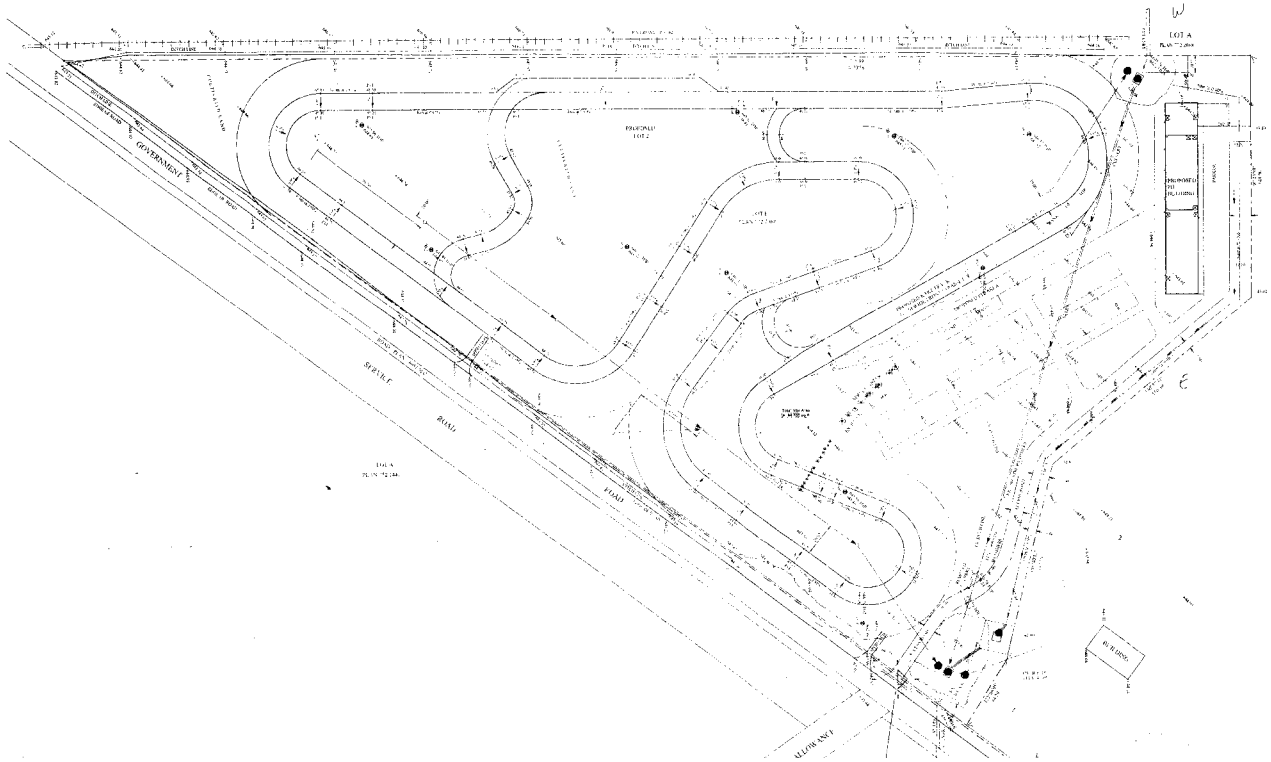
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## Site Plan | 55112 Secondary Highway 825, Sturgeon County, AB



## Stratotech Park International Raceway Map



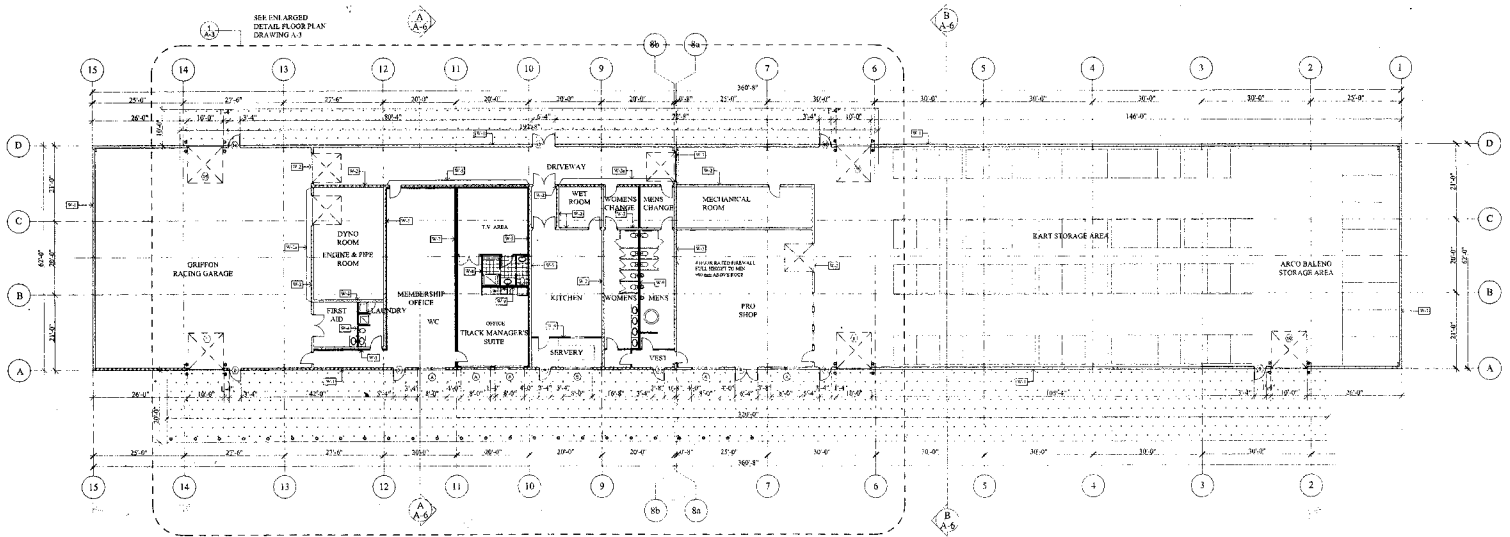
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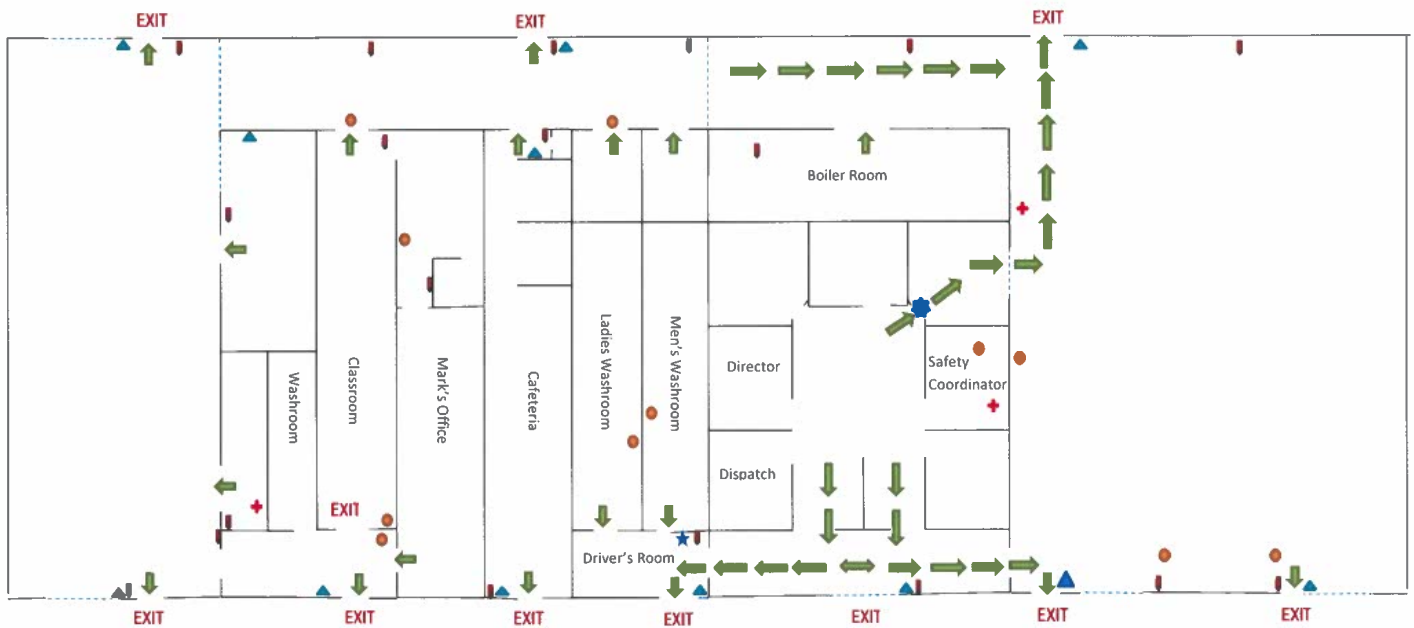
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# Floor Plans | 55112 Secondary Highway 825, Sturgeon County, AB

## Main Floor



## Floor Plan



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## Photos | 55112 Secondary Highway 825, Sturgeon County, AB



## Property Location



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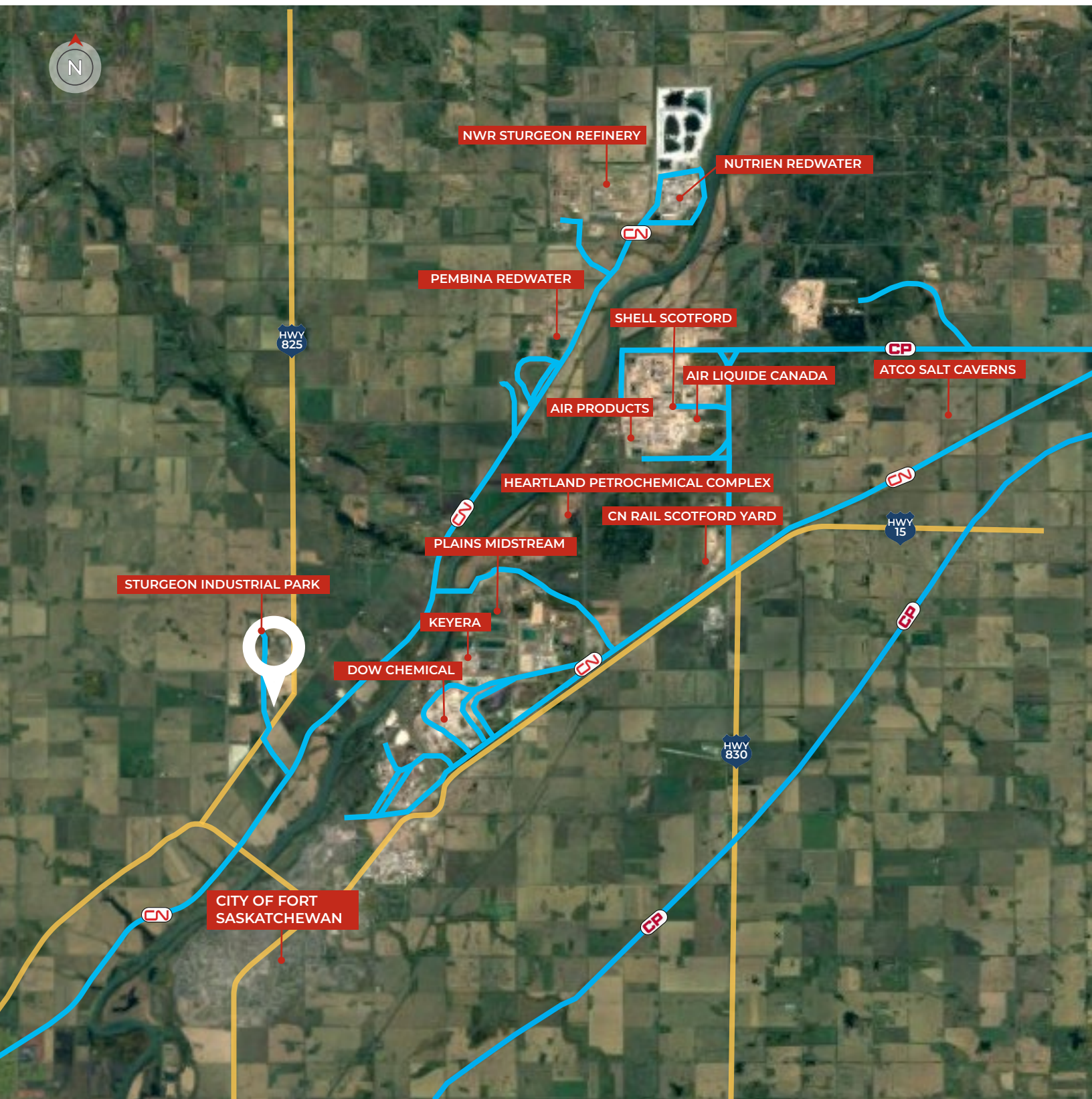
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## Industrial Heartland



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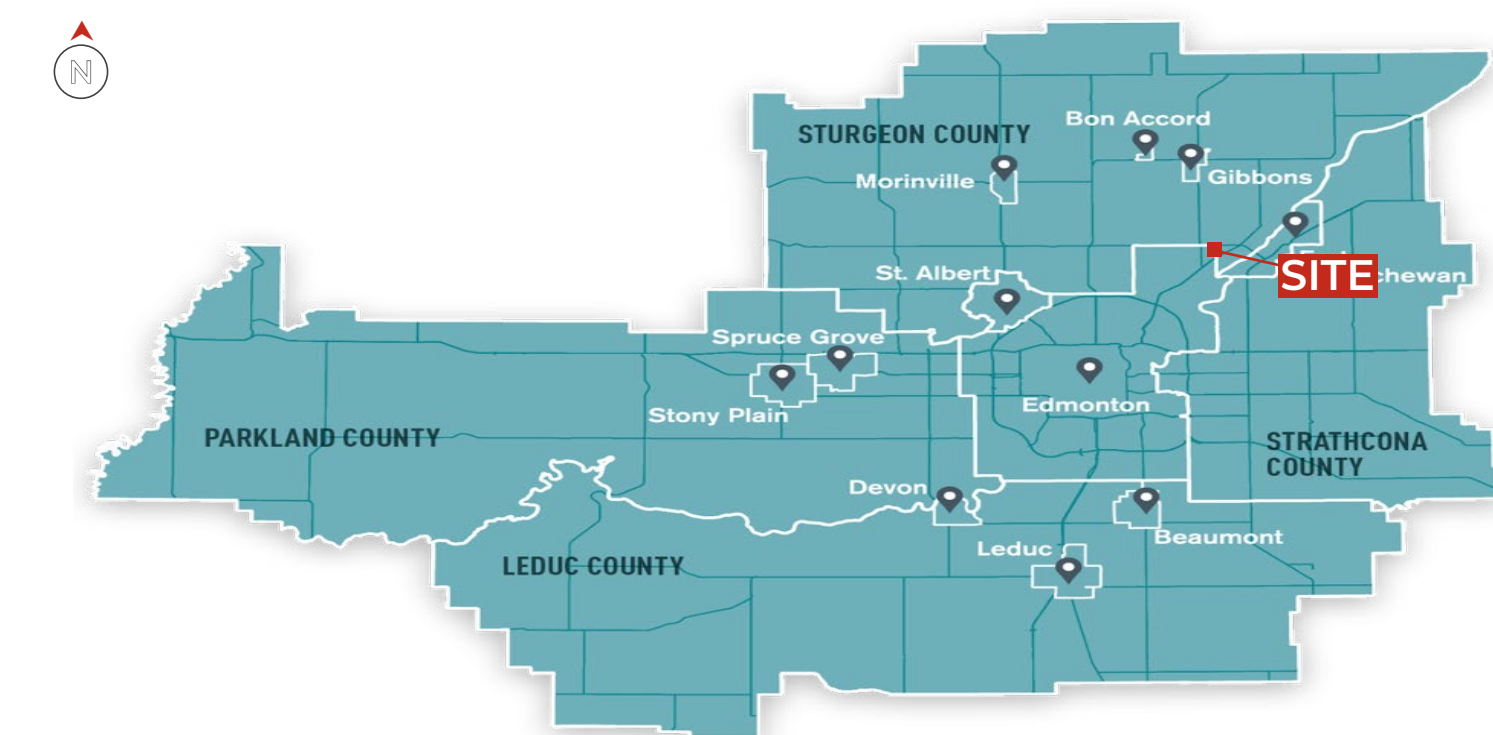
The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.



## Aerial | 55112 Secondary Highway 825, Sturgeon County, AB



## 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 in attaining 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.

### **Joel Wolski** Director, Associate



Joel moved to Edmonton in 1970 from Saskatchewan. He graduated from Northern Alberta Institute of Technology with multiple diplomas and continued his education at the University of Alberta. Joel later obtained his Commercial Pilot License.

Joel began in the Automotive Service Industry where he owned and operated three auto service centres and was later a partner in an automobile dealership. After a brief stint in the aviation industry, Joel joined Royal Park Realty in 2004 and became a director in 2010.

Joel's strong business background enables him to provide top quality service, ensuring his clients get the most out of their real estate transaction. He is a top performer with Royal Park Realty, working with many local, national and international clients.

Joel spends his time off with his wife and two daughters enjoying many activities, from skiing in the winter to water-skiing in the summer.



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