

FOR SALE/LEASE

STRATHCONA COUNTY INDUSTRIAL LAND

1630-90 Avenue NW, Edmonton, AB



INCOME IN PLACE

SUBDIVISION OPPORTUNITIES

HIGHLIGHTS

- 12.9 ± acres of industrial land for sale or lease in Strathcona County
- Wide range of parcel sizes which can be adjusted or combined to accommodate expansion over time
- An attractive destination with IM (Medium Industrial) zoning for businesses seeking long term success
- Build to suit options available to meet specific operational needs
- Fully graveled and compacted yard
- (2) ATCO office trailers and washrooms available
- Strategic location accessible via 17 Street directly off Sherwood Park Freeway with excellent proximity to major transportation routes

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JOIN NEIGHBOURS SUCH AS:

- Super Save Group
- Apache Pipeline Products
- Sureway Construction Group
- ATS Traffic
- HSE Integrated
- EMCON Alberta
- GFL Environmental
- Continental Electrical Motor Services

DRIVE TIMES:

- 20 MINS TO EDMONTON CITY CENTRE
- 20 MINS TO INDUSTRIAL HEARTLAND
- 30 MINS TO EIA
- 30 MINS TO NISKU/LEDUC

Property Details & Financials

MUNICIPAL ADDRESS	1630-90 Avenue NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 092 6276; Block: 4; Lot: 5
NEIGHBOURHOOD	Laurin Industrial Park
ZONING	IM (Medium Industrial)
SITE SIZE	12.9 acres ±
SALE PRICE	\$799,000.00/acre \$699,900.00/acre
PROPERTY TAXES	\$107,623.40 (2025)
LEASE RATE	\$1.00/sq ft
OP COSTS	\$0.15/sq ft
POSSESSION	Negotiable
NET INCOME	Rent roll available upon signing an NDA



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Build to Suit Opportunities | 1630-90 Avenue NW, Edmonton, AB



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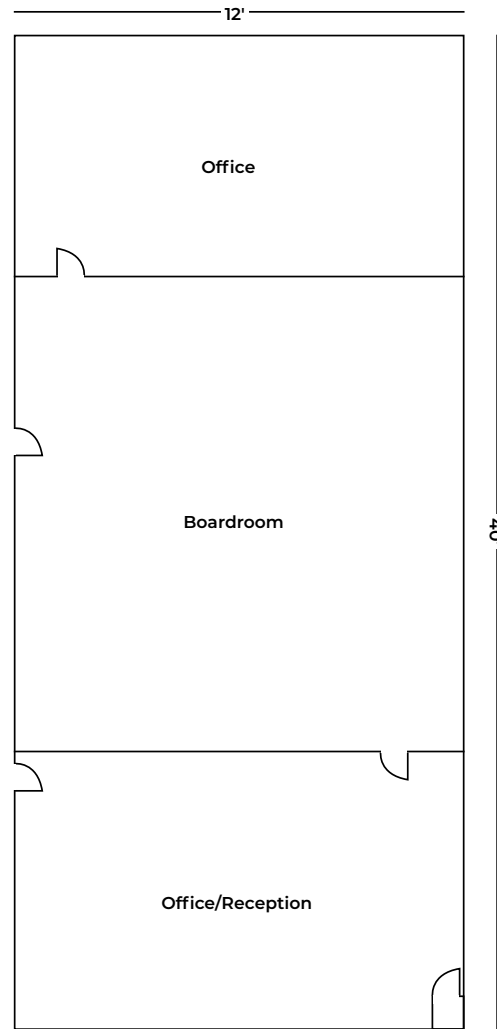
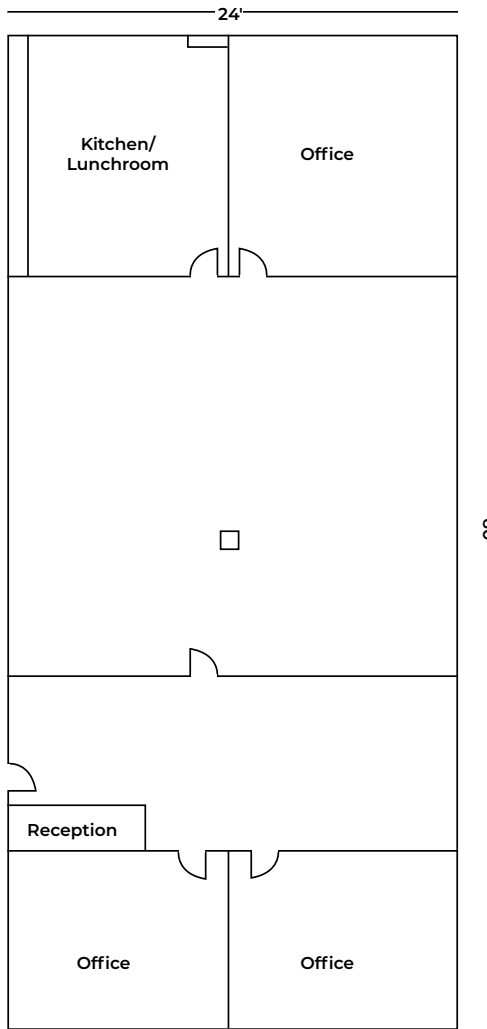
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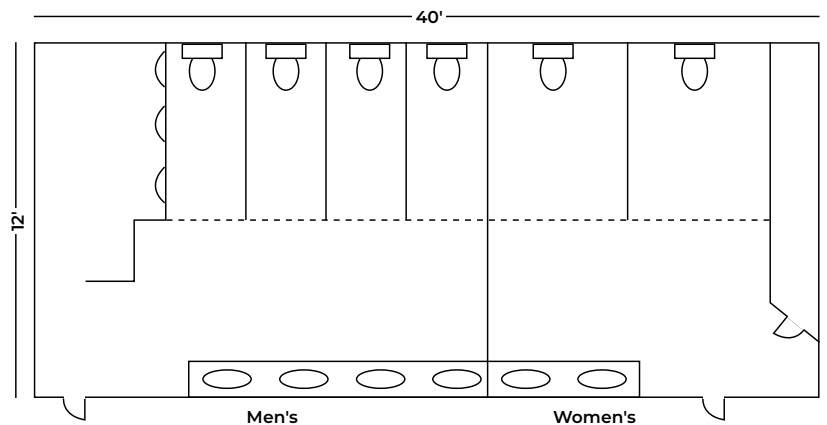
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Additional Information:

- Furniture (negotiable)
- Security cameras
- Multiple entries for trailers
- Power on site
- Internet connectivity
- Ample parking for staff and visitors
- Mens and women's washrooms
- Various land sizes available
- Flexible configurations to align with specific business needs

WASHROOM



Floorplans are not to scale and for illustration purposes only



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Strathcona County Facts



Population

103,829



Median Age

42



Average Household Income

\$165,000



Number of Businesses with employees

3,668

Regional Tax Mill Rates

Strathcona County

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

Parkland County

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

Sturgeon County

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

St. Albert

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

Edmonton

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

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"*

TARGET SECTORS



Agriculture & agrifood



Hydrogen & petrochemicals



Transportation



Manufacturing



Tourism

Tactics

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

PARTNERS



invest
IN CANADA



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Strathcona's Global Advantages



Low-Cost
Feedstocks



Market
Access

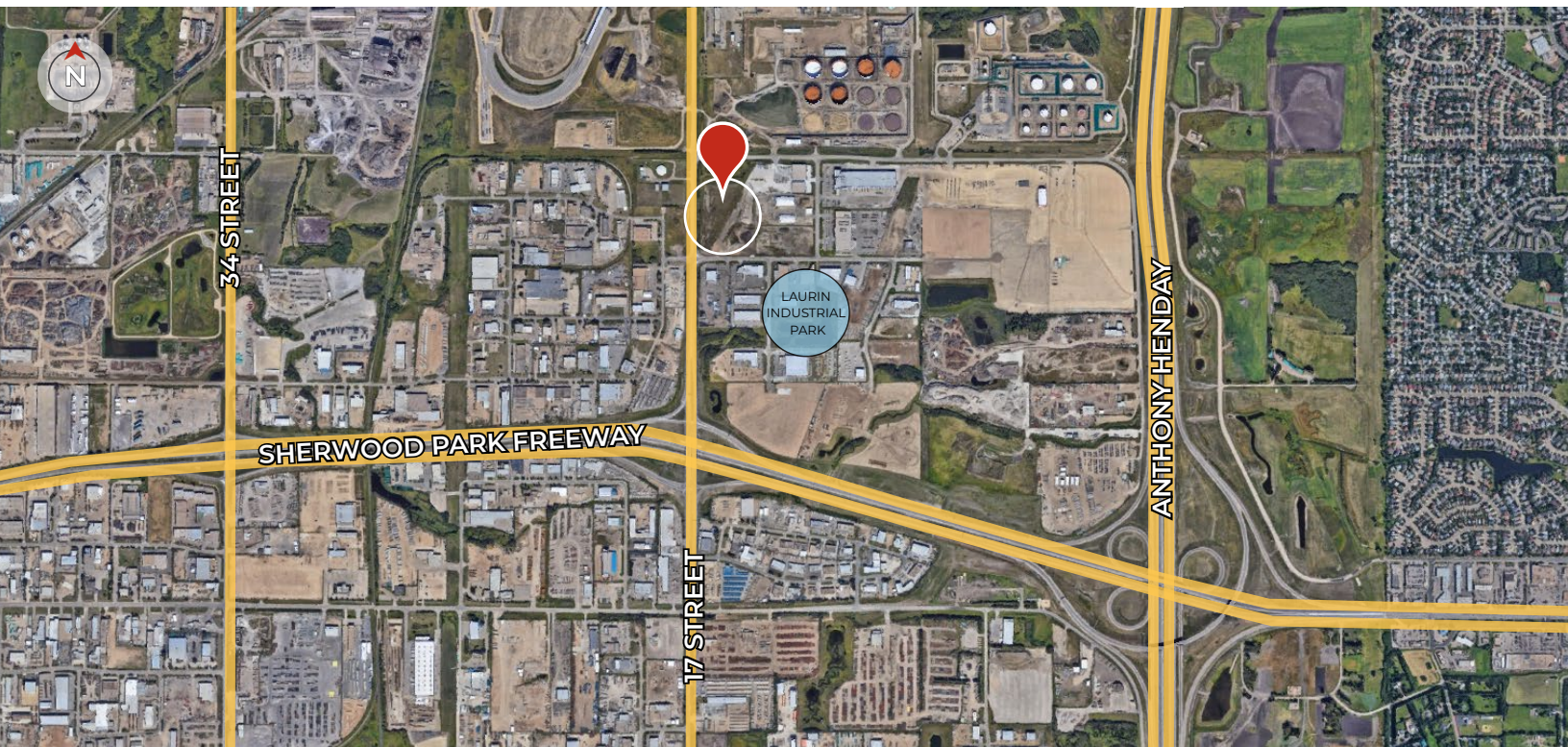


Energy
Cluster



Carbon
Capture

Property Location | 1630-90 Avenue NW, Edmonton, AB



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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



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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.



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