

# FOR SALE

**Judicial Sale – 59.8 Acres Industrial Land**  
**M5 R3 Twp 54 Sec 14 Q NW**  
**Rural Lac Ste Anne County**  
**\$960,000.00**



## Property Highlights:

- 59.8 Acres of Industrial land located just south of Alberta Beach
- +/- 6 acres cleared for a building site with compacted gravel, storm pond
- Footings and pilings poured for 84,000 Sq. ft. manufacturing facility
- Commercial grade access road constructed for access off RR 32

**Directions:** From Hi-way 16, north on Hi-way 43, west on Hi-way 633, north on Range Road 32, east on gravel road immediately after passing Water Transfer Station on right side, just before entering Alberta Beach community.

### Contact

**Wayne Paradis**  
**RE/MAX River City**  
**Commercial Division**  
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## Property Details

**Legal Description:** Lot 1 Blk 2 Plan 1920963  
M5 R3 Twp 54 Sec 14 Q NW

**Zoning:** IND - Industrial

**Taxes 2024:** \$17,678.15

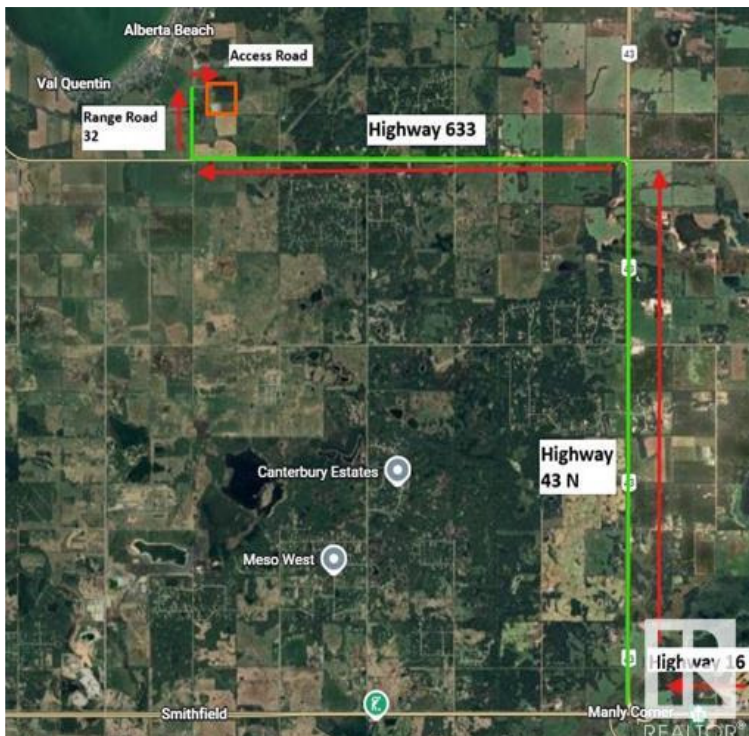
**Land Size:** 59.8 Acres

**Access:** Public and Private roadway

## Amenities

Newer commercial grade road constructed off RR 32 for access. +/- 6 acres building site cleared compacted gravel with footings and pilings in place for an 84,000 SF manufacturing facility. Storm water pond constructed, municipal water transfer site directly west of subject.

Just minutes south of Alberta beach, just north of Hi-way 633, and 5-minutes west of Hi-way 43. Schedule "A" must accompany offers.



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