

FOR SALE/LEASE

STURGEON COUNTY LAND

Hwy 825 & RR 225, Sturgeon County, AB



HIGHLIGHTS

- Fully prepped, fenced, graveled, and gated
- Gas and power services
- 80 acres (+/-)
- 2 office trailers
- Easy access to Upgrader's, close proximity to major industries
- 12" crushed gravel

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ROYAL PARK
REALTY™

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PROPERTY LOCATION



PROPERTY DETAILS

MUNICIPAL ADDRESS	Hwy 825 & RR 225, Sturgeon County
LEGAL DESCRIPTION	4; 22; 55; 5; NW
ZONING	IM
LAND AVAILABLE	80 Acres (+/-)
POSSESSION	Immediate

FINANCIALS

ASKING PRICE	Market
LEASE RATE	\$2,500.00/acre/month (includes taxes)

ADDITIONAL INFO

- Smaller lease areas available



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