



FOR SALE

St Albert Land

10.28 Acres

Asking Price \$4,500,000

Location:

St. Albert is a city in Alberta, located northwest of Edmonton, on the Sturgeon River. The St. Albert Commercial site is situated on the West side of Highway 2 or St Alberta Road, a short distance North of Villeneuve Road. It is municipally referred to as 54218 HWY 2 St Albert, Alberta.

Description:

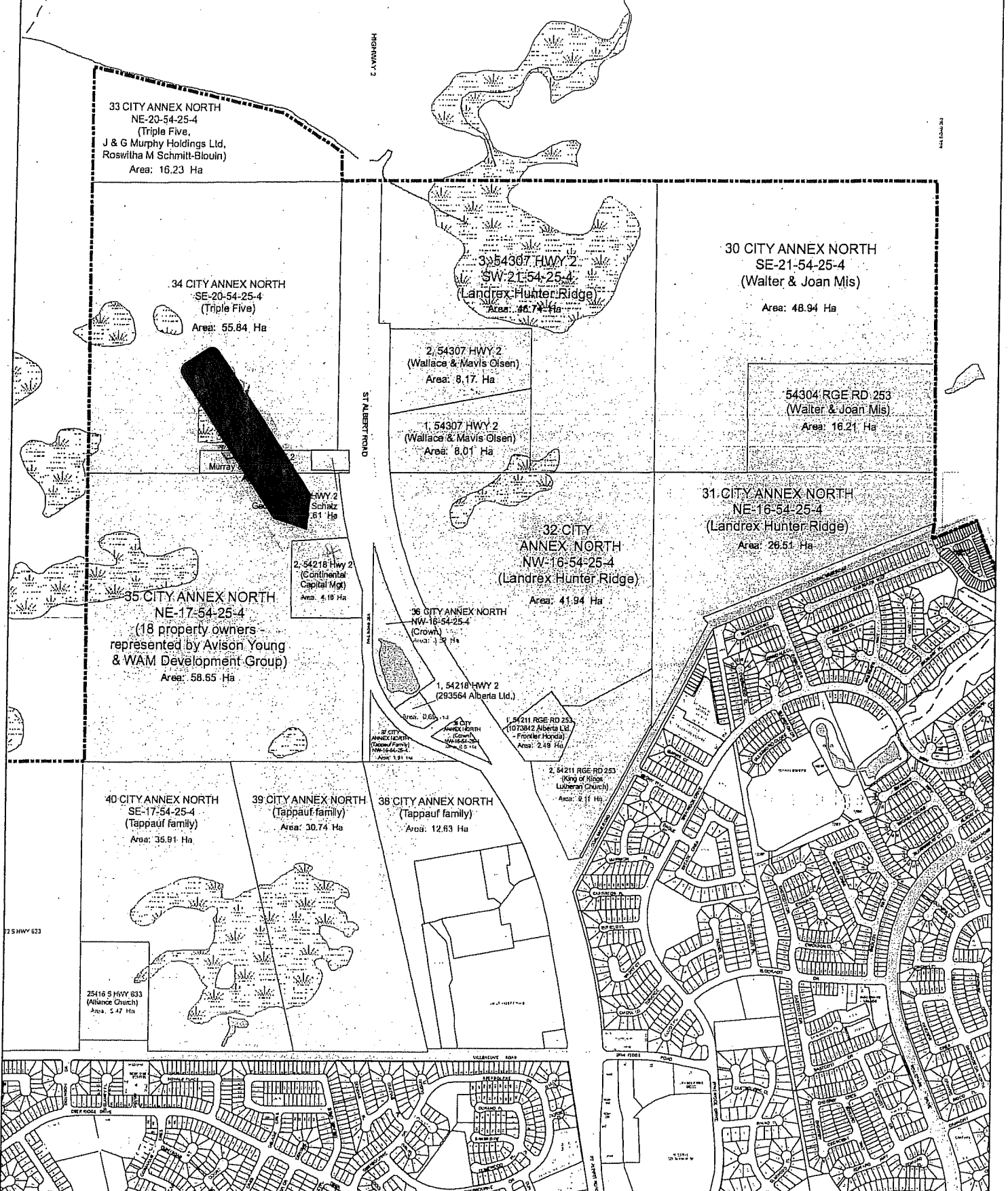
This site provides frontage of approximately 750 feet along the service road adjacent to Highway 2/St. Albert road. Site services include gas, power and telephone.

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REMAX COMMERCIAL (AFN Ltd.)
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City of St. Albert: North Annexation Lands

(Note: Areas shown are as represented in the City's GIS parcel layer and may not match those contained in title records.)



STURGEON COUNTY



North St. Albert



Land Use Districts:

	R1	Low Density Residential	
	R2	Low Density Residential	
	R3	Medium Density Residential	
	R3A	Medium Density Residential	
	R4	Medium / High Density Residential	
	DR	Downtown Residential	
	IMF-A	Intermunicipal Fringe-A	(Sturgeon County Land Use Bylaw 81556)
	IMF-B	Intermunicipal Fringe-B	(Sturgeon County Land Use Bylaw 81556)
	C1	Neighbourhood Commercial	
	C2	General Commercial	
	CC	Corridor Commercial	
	MC	Mixed Commercial	
	BW	Boardwalk	
	CIS	Commercial and Industrial Service	
	BP	Business Park	
	ICC	Integrated Care Community	
	BPT	Business Park Transition	
	P	Public Park	
	PS	Public and Private Service	
	IF	Institutional Facilities	
	UR	Urban Reserve	
	DC	Direct Control	
	DCMU	Direct Control Mixed Use	
	DCNUV	Direct Control Northwest Urban Village	
	S-DC	Specific Development Control	(Sturgeon County Land Use Bylaw 81556)

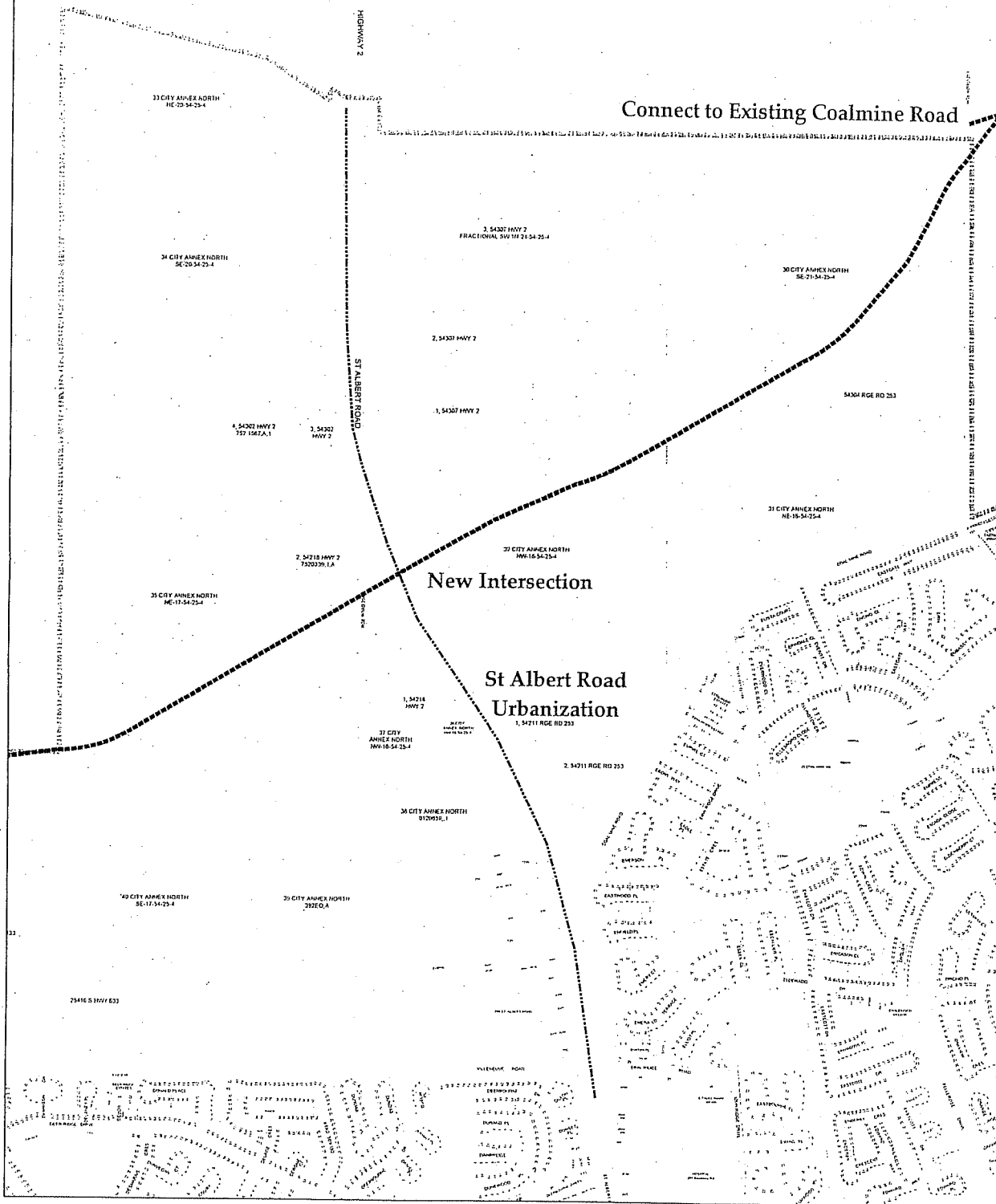


North St. Albert -
Land Use Districts

The features depicted are conceptual and represent the need for the infrastructure rather than any reference to an exact location.

MP14054
4/17/2009

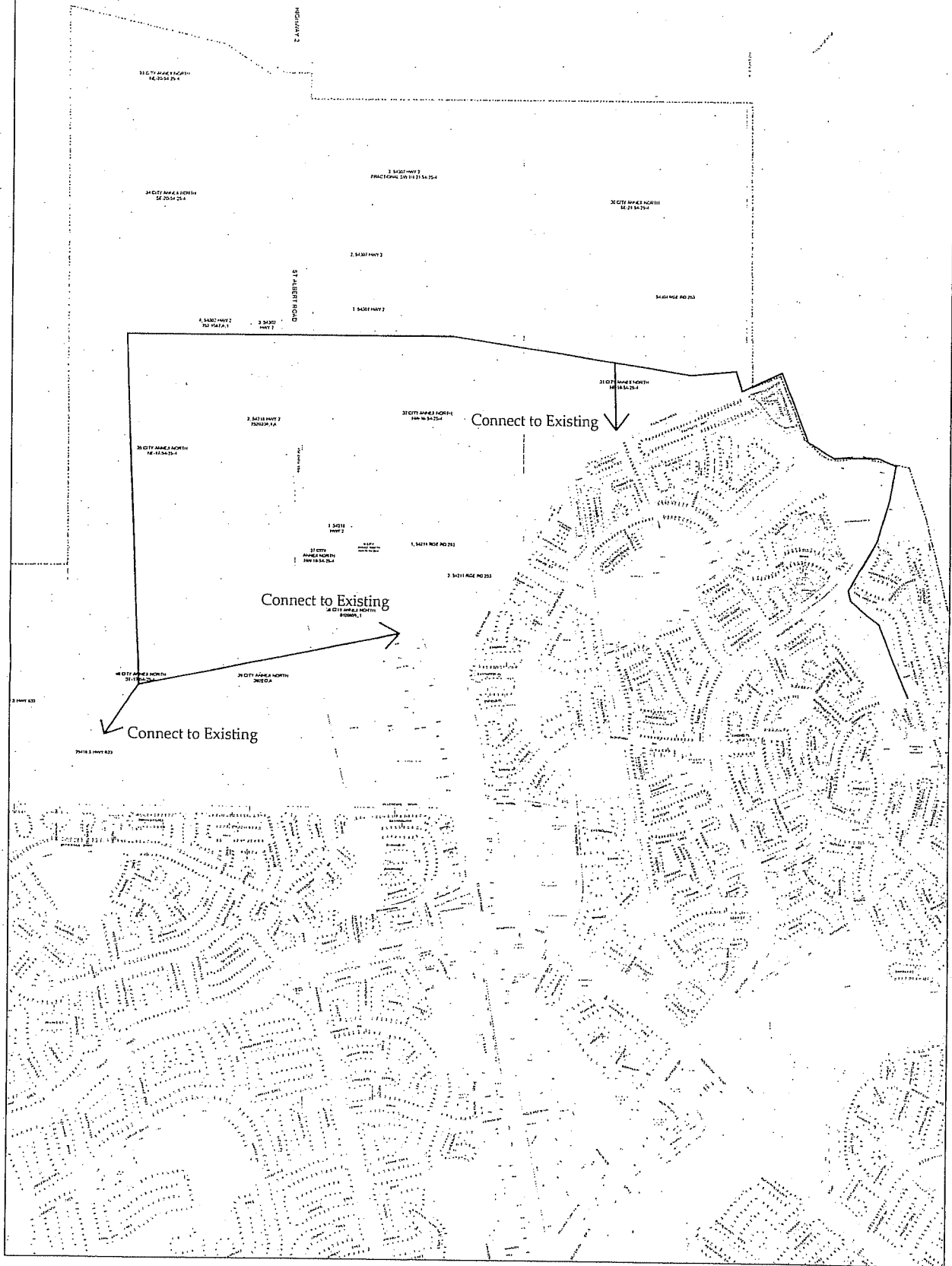
STURGEON COUNTY



North St. Albert
Conceptual Northeast Sector Arterial Roads

The features depicted are conceptual and represent the need for the infrastructure rather than any reference to an exact location.

STURGEON COUNTY



North St. Albert Conceptual Alignment of the Water Transmission

— Proposed Alignment for Water Transmission