

**STURGEON
INDUSTRIAL.COM**

**RE/MAX[®]
COMMERCIAL**

(AFN Ltd.)
A. Bhanji & Associates

FOR SALE

Sturgeon Future Industrial Land - 38.45 Acres

HWY 37 & RR 234A
Sturgeon County, Alberta

Property Highlights

- 38.45 +/- Acres of ideally located future industrial land
- Currently zoned AG (agricultural)
- Frontage on HWY 37
- CN Rail at east side of property
- Located on the Edmonton City Limit
- 13 minutes from Fort Saskatchewan, 10 minutes from Londonderry Mall
- 2-storey 4000 SF home also on site
- This high end house offers hardwood and ceramic floors, triple car garage, high efficiency furnace and much more!

** All information to be verified by purchaser**

PRICE: \$1,590,000

WWW.STURGEONINDUSTRIAL.COM

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract.

**RE/MAX[®]
COMMERCIAL**

(AFN Ltd.)
A. Bhanji & Associates



For more information about this listing, or other listings, please contact:

Jeff Sutherland, Associate
RE/MAX Commercial
Suite 1001, Empire Building
10080 Jasper Avenue
Edmonton, AB T5J 1V9
T 780.429.1200 ext 219
C 780.862.5397
E jsutherland@remaxcomm.ca
www.remaxcomm.ca

Dean Drysdale, Associate
RE/MAX Commercial
Suite 1001, Empire Building
10080 Jasper Avenue
Edmonton, AB T5J 1V9
T 780.429.1200 ext 218
C 780.953.4585
E ddrysdale@remaxcomm.ca
www.remaxcomm.ca