

FOR
SALE

CALMAR INDUSTRIAL PARK

CALMAR, AB

READY FOR
DEVELOPMENT/
SERVICED
INDUSTRIAL LAND

HIGHLIGHTS

- Outstanding industrial land opportunity
- Available for immediate possession and development
- Only 35km (approx. 25 min drive) to South Edmonton and 46 min to Downtown Edmonton
- Excellent access to Highway 39, which is a high load corridor route
- Subject site is bordered by Canadian Pacific Rail
- Subject site serviced with town water and sanitary sewer
- Calmar is located 18km from Leduc (approx. 17 min. drive) and 23km from Nisku (approx. 20 min. drive)



ZONING	M1 - Industrial
LEGAL	Plan: 0625734; Block: 1; Lot: A
SITE SIZE	40 acres, more or less
SALE PRICE	\$6,300,000 (\$157,000/acre)
PROPERTY TAX (2008)	\$15,622.63

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CBRE
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**FOR MORE INFORMATION
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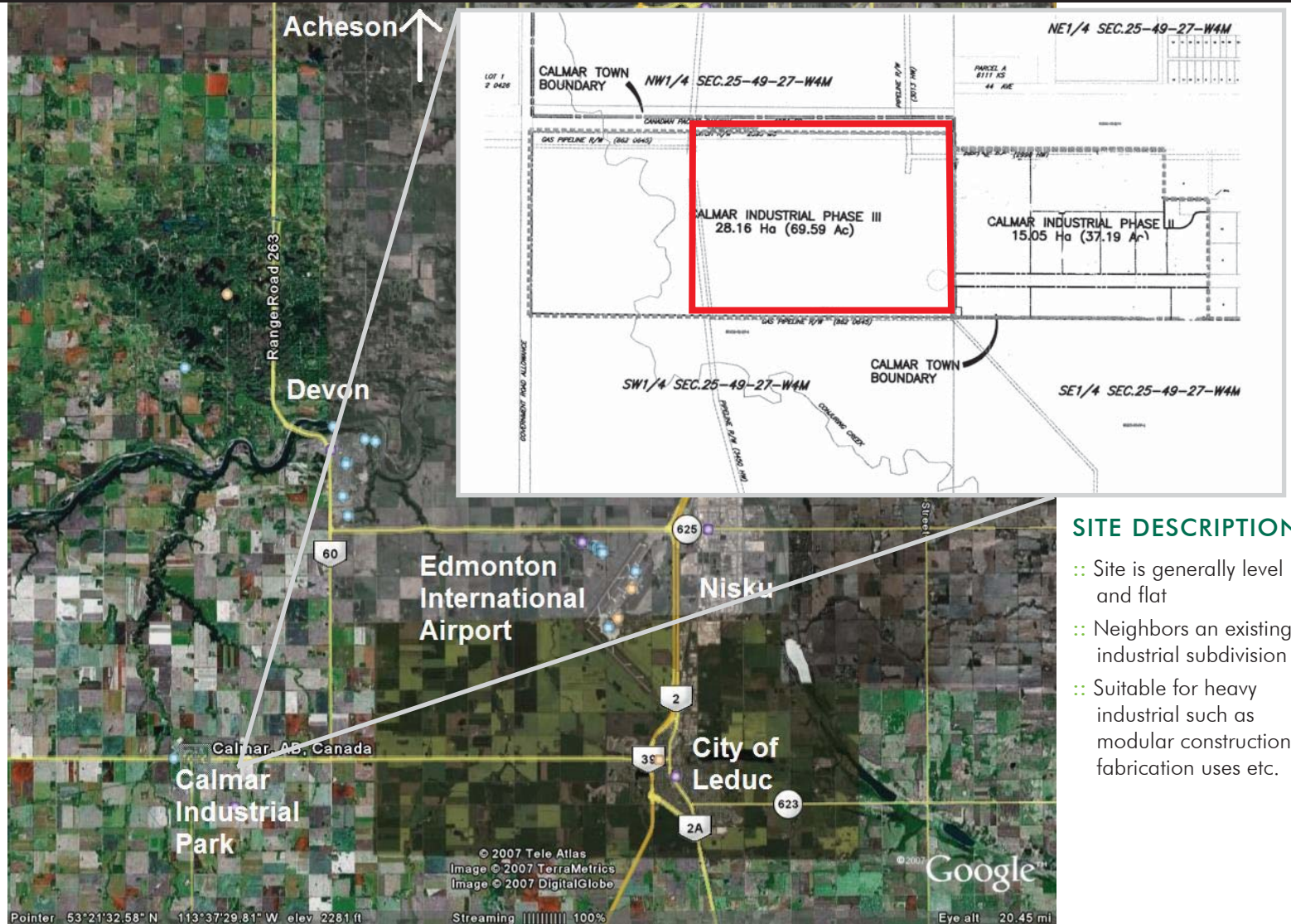
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SITE DESCRIPTION

- ∴ Site is generally level and flat
- ∴ Neighbors an existing industrial subdivision
- ∴ Suitable for heavy industrial such as modular construction, fabrication uses etc.

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