

**FOR SALE**

**NAI Commercial**

**PARKLAND COUNTY DEVELOPMENT LAND**  
SERVICED LAND PARCEL & PARTIALLY DEVELOPED FACILITY

**PRICE REDUCED**  
**NOW: \$755,000**

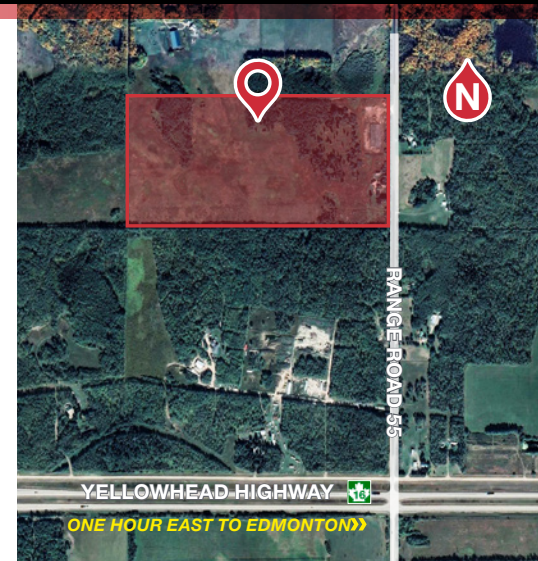


**53324 RANGE ROAD 55 | PARKLAND COUNTY, AB |**

**22,012 SF± ON 2.73 AC±**  
**EXCESS LAND OF 76.27 AC**

**PROPERTY HIGHLIGHTS**

- Serviced land parcel with partially developed production facility
- Property currently demised as follows: 22,012 sq.ft.± steel frame building on 2.73 acres± with services intended for a cannabis cultivation or food production upon completion
- Excess land of 76.27 acres±
- All building plans and transferable permits included as part of the sale
- Located just off HWY 16, North of Wabamun Lake and ~40 minutes from Edmonton city limits
- Water well and an unquantified amount of gravel material to the excess land point



**DEREK CLAFFEY**  
Senior Associate  
587 635 2478  
dclaffey@naiedmonton.com

**MAT HEHR**  
Associate  
587 635 2485  
mhehr@naiedmonton.com

**DREW JOSLIN**  
Associate  
780 540 9100  
djoslin@naiedmonton.com

**RYAN BROWN**  
Partner  
587 635 2486  
rbrown@naiedmonton.com

**CHAD GRIFFITHS**  
Partner  
780 436 7414  
cgriffiths@naiedmonton.com



**NAI COMMERCIAL REAL ESTATE INC.**  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



**780 436 7410**



**NAIEDMONTON.COM**

**ADDITIONAL INFORMATION**

BUILDING SIZE 22,012 sq.ft±

SITE SIZE 79 acres±

LEGAL DESCRIPTION NE-19-53-5-W5

ZONING AGG - Agriculture General District

AVAILABLE Immediately

SALE PRICE \$755,000

PROPERTY TAXES \$134.41 (2021)

