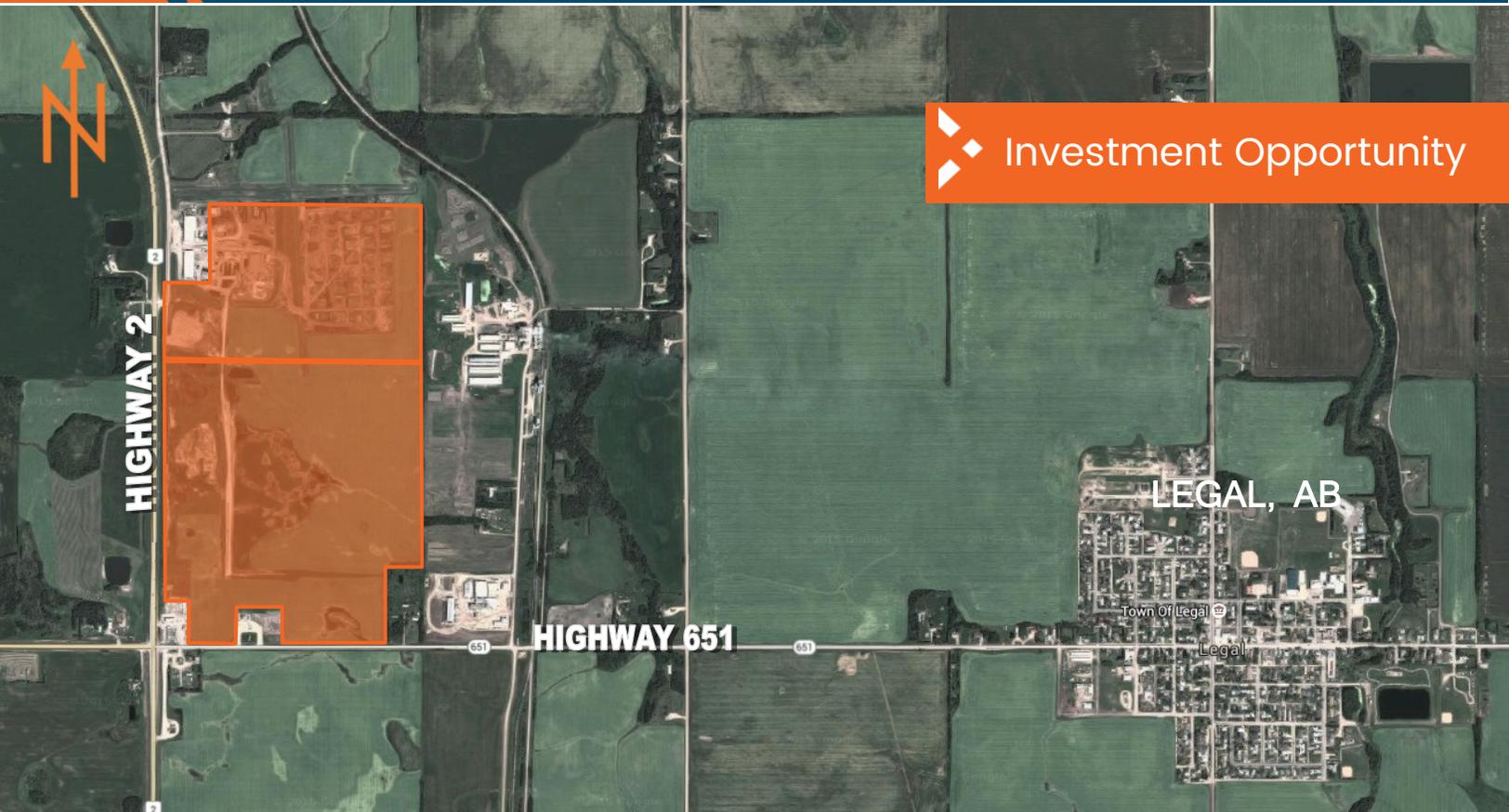


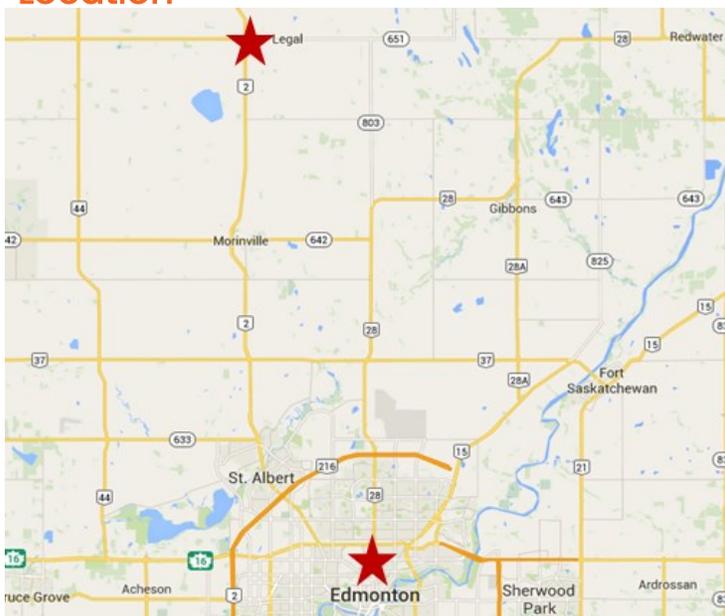
FOR SALE

Industrial Land
Legal, AB

CDNGLOBAL®



Location



Legal Crossroads Industrial Park

- ± 220 Acres of Industrial zoned land located in Sturgeon County
- Area structure plan supports an Industrial Park development with Highway Commercial lots
- Flexible lot sizes for large and small users
- Direct exposure to Highway 2
- Legal is located 35 minutes North of St Albert, and is within commuting distance to St. Albert, Spruce Grove and Stony Plain

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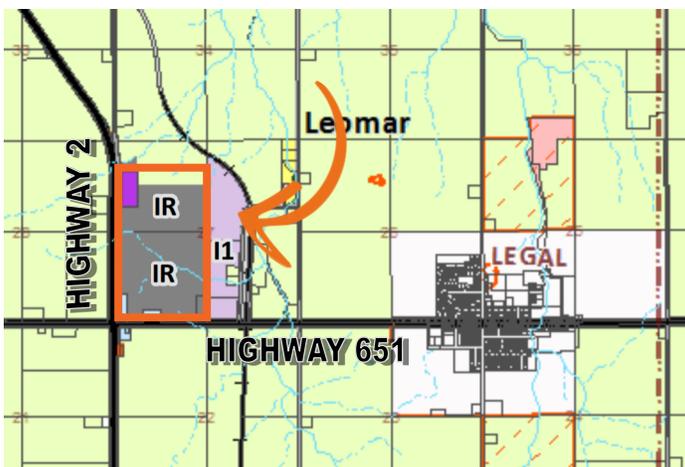
Property Information

| | |
|----------------------|---|
| LEGAL | Plan 0623634; Block 1; Lot 3 |
| DESCRIPTIONS: | 4;25;57;27;SW |
| ZONING: | IR - Industrial Reserve |
| SITE SIZE: | +/- 220 Acres excluding municipal reserves, roadways & SWMF |
| SERVICES: | Power & Telephone |
| ASKING PRICE: | \$11,000,000 |

Comments:

- A total of +/- 220 Acres of industrial zoned development land
- Conditionally approved area structure plan in place
- All directional access from Highway 2 & RR 651
- Rare Industrial land opportunity in Northern Alberta
- Highway commercial lots proposed along Highway 2
- Flexible lot sizes ranging from ±3 or ±50 acres
- Located with direct exposure to Highway 2
- Future overpass planned for the intersection of Highway 2 & Highway 651

Land Use Map



The above particulars are submitted to the best of our knowledge and are subject to change without notice. CDN Global Advisors Limited not assume responsibility for any errors or omissions.

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