

FOR SALE

POPLAR RIDGE

Drayton Valley, Alberta



PROPERTY HIGHLIGHTS

- Industrial zoned land
- ±102.10 acres on two separate titles
- Vendor will consider selling titled lots separately
- Town of Drayton Valley services available to the property
- 3 access roads from existing neighboring industrial subdivisions
- **Price Reduced: \$2,950,000 (\$28,893.00/acre)**

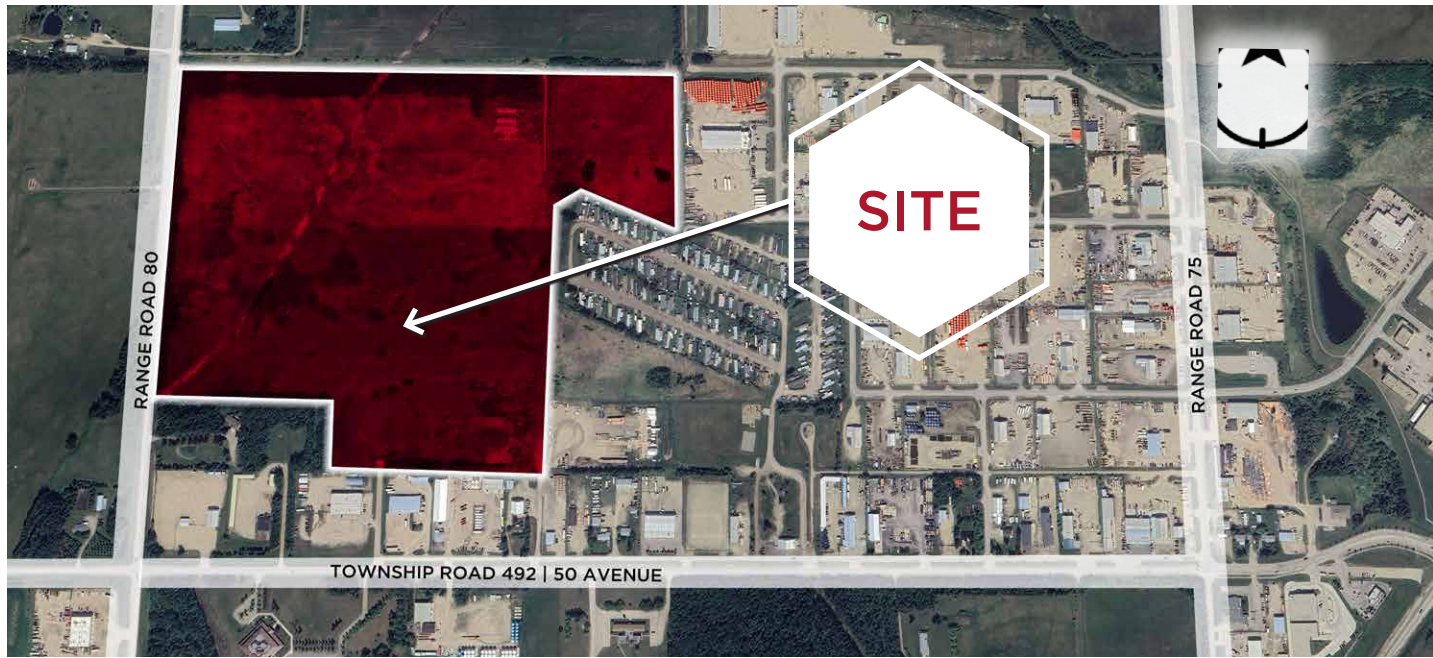


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AERIAL



PROPERTY DETAILS

Location: Located within Brazeau County, Poplar Ridge shares its municipal boundary with the neighbouring town of Drayton Valley. From Edmonton, the property is approximately 150 km WSW and can be accessed by Highway 16 West and Highway 22 South or by Highway 2 South (Queen Elizabeth 2) and Highway 39 West.

Land Use/Zoning: Light Industrial (LI)

Legal Description: Parcel A: SW-18-49-7-W5
Parcel B: Plan 9421923, Lot B

Site Size: Parcel A: ± 53.05 acres
Parcel B: ± 49.35 acres
Total: ±102.10 acres

Site Description: The two separately titled parcels form one contiguous parcel. The majority of the land is cleared. Generally, the topography is flat with a slope from the north to the south.

Situated on the land are 3 leased warehouse buildings in the north east portion and an oil well in the mid east portion.

Access to the site is presently gained by an access road that comes in on the most north westerly portion of the property which serves both the 3 rental properties and the well site.

Servicing and Ingress/Egress: Ingress/egress can be located at four points, two from the south, one from the east and one from the west. The south and east roads are already stubbed in.

Servicing of the site will be to county standards; paved roads, open ditches and storm water ponds. Sewage will be tied into the Town of Drayton Valley, this is the last servicing that is planned for outside the town of Drayton Valley. Water can be tied in at two locations and sewer is located at the north east corner of the site.

THE OPPORTUNITY

The site allows the opportunity to complete the subdivision or to use the site in its entirety. The property can be serviced with full municipal services. There is a large demand for serviced industrial property in Drayton Valley/Brazeau County. According to a Business Visitation Plan conducted by Brazeau County, within the next five years there is a minimum requirement of 255 acres of serviced land; one user alone need 160 acres. With the location of the services being next to the property, this is the only practical land that can be serviced with municipal services.