



±32 Acre Fully Engineered Industrial Site

TURNKEY LAYDOWN YARD — DIRECT HIGHWAY 881 ACCESS

AN ALBERTA DEPARTMENT MISCELLANEOUS LEASE (DML) - RENEWABLE
CROWN SURFACE LEASE WITH LONG-TERM SECURITY (NEXT REVIEW IN 2049)

HIGHWAY 881, LAC LA BICHE COUNTY, AB

FOR SALE



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Property Highlights

- ±32.1-acre fully engineered industrial site with ±20.5 acres of developed gravel laydown and ±11.6 acres for future expansion.
- Direct Highway 881 access via a custom interchange and ±530 m all-weather gravel road built to provincial standards.
- Heavy-duty engineered gravel surface designed for year-round storage of equipment, pipe, modules and tanks.
- Turnkey opportunity with major site preparation complete, saving years of development time and capital.
- Prime oil sands location adjacent to CNRL Kirby SAGD and near major Cenovus, Imperial, Suncor and Husky operations.
- Highway 881 twinning underway, enhancing access and future staging yard potential.



1 HOUR+
TO LAC LA BICHE, AB



30 MINS
TO CONKLIN, AB

Additional Information

SITE AREA	±32.1 AC (13.0 ha) Long Term - Crown Land Lease
LEGAL DESCRIPTION	NW 1/4 Sec. 17-74-8-W4M, Lac La Biche County, AB
SITE/YARD SIZE	±32.1 AC (±20.5 AC developed laydown + ±11.6 AC undeveloped)
POWER	None on site (TBC)
ZONING	TBC — Crown surface lease (Lac La Biche County)
DRAINAGE	A drainage ditch runs east-west, separating the developed (south) and undeveloped (north) portions. Site is relatively flat with a gentle slope to the northwest.
NOTES	TENURE: renewable Crown surface lease (AB Environment & Protected Areas / DML), no renewal cap, next review 2049. Site engineered ±2015 by ATCO for AltaLink (transmission laydown): geogrid + geotextile + ±1 m crushed gravel; ±18,000 m³ of granular fill assessed as re-usable and comparable to Alberta Transportation 6-80 spec (CTA geotech 02-3899). Hwy 881 twinning Phase 3 (Conklin) scheduled next year; site being added to the project tender package.
PROPERTY TAXES	TBD — Crown lease (annual rent ±\$1,900)
SALE PRICE	\$2,750,000





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