

FOR SALE OR BUILD TO SUIT

Campbell Business Park

7.96 ACRES

Colliers

Accelerating success.

CAMPBELL ROAD
CARLETON DRIVE

3.19 ACRES

2.26 ACRES

1.23 ACRES

1.28 ACRES

POUNDMAKER ROAD

Property Overview

Carleton Drive and Circle Drive, St. Albert

Located in the thriving Campbell Business Park in St. Albert, these three parcels of land totaling 7.96 acres offer an excellent opportunity for development. Zoned BP2 Business Park 2, the properties provide flexible use options that accommodate a range of commercial and industrial developments, making them ideal for office, light industrial, or mixed-use projects. The parcels are strategically positioned with easy access to key transportation routes, including Highway 2 and the Anthony Henday, offering high visibility and connectivity for businesses. This prime location, combined with the versatility of the zoning, ensures a high-potential investment in one of St. Albert's most dynamic and rapidly growing business areas.



Salient Facts

Legal Description	Plan 0424826, Block 10, Lot 1 Plan 1022873, Block 11, Lot 9 Plan 1022873, Block 11, Lot 8 Plan 1022873, Block 12, Lot 5
Zoning	BP2 - Business Park 2
Municipality	St. Albert
Site Area	7.96 Acres (Total)
Area Structure Plan	Campbell Buisness Park North (click) 



Fully Serviced Lots



Neighbouring Servus Place



Quick Access to Anthony Henday and Highway 2



Multiple Lots Available



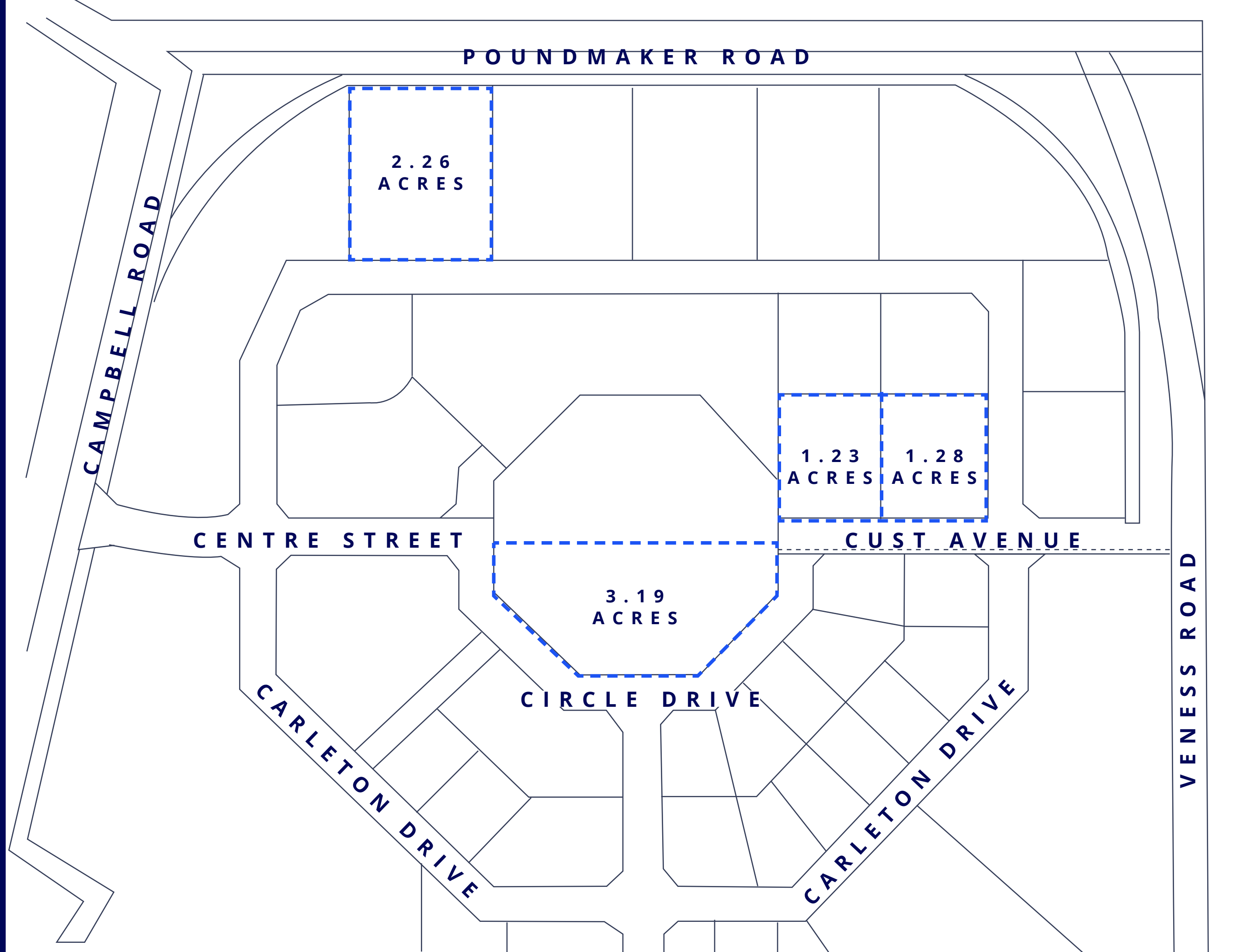
111, 249 Total population with in 5 KM



25 Minute Drive to Downtown Edmonton

Site Overview

Build to Suite and For Sale Options



Endless Possibilities...

This 7.96-acre, four-parcel site in St. Albert's sought-after Campbell Business Park offers a unique for sale or build-to-suit opportunity. With BP2 zoning, it's ideal for a range of commercial, industrial, or mixed-use developments. Whether you're looking to purchase and build your own facility or partner with a prominent developer to create a custom space, this location offers endless potential. The developer, known for delivering high-quality custom units that allow you to design a facility tailored to your needs. From office buildings to light industrial spaces, the developer ensures a seamless, high-value development process, helping you achieve your goals.

Build to Suit Highlights:



Lower Upfront Costs

With build-to-suit, you may have more flexible payment terms, allowing you to focus capital on other aspects of your business.



Reduced responsibility

Build-to-suit means the Landlord handles most of the maintenance, repairs. This saves you from unexpected costs.

Sale Highlights:



Building Equity

Ownership builds equity, and potential appreciation increases property value, providing a long-term return on investment.



Cost Stability

Ownership can provide long-term financial stability and offer protection from market volatility and unpredictable fluctuations.



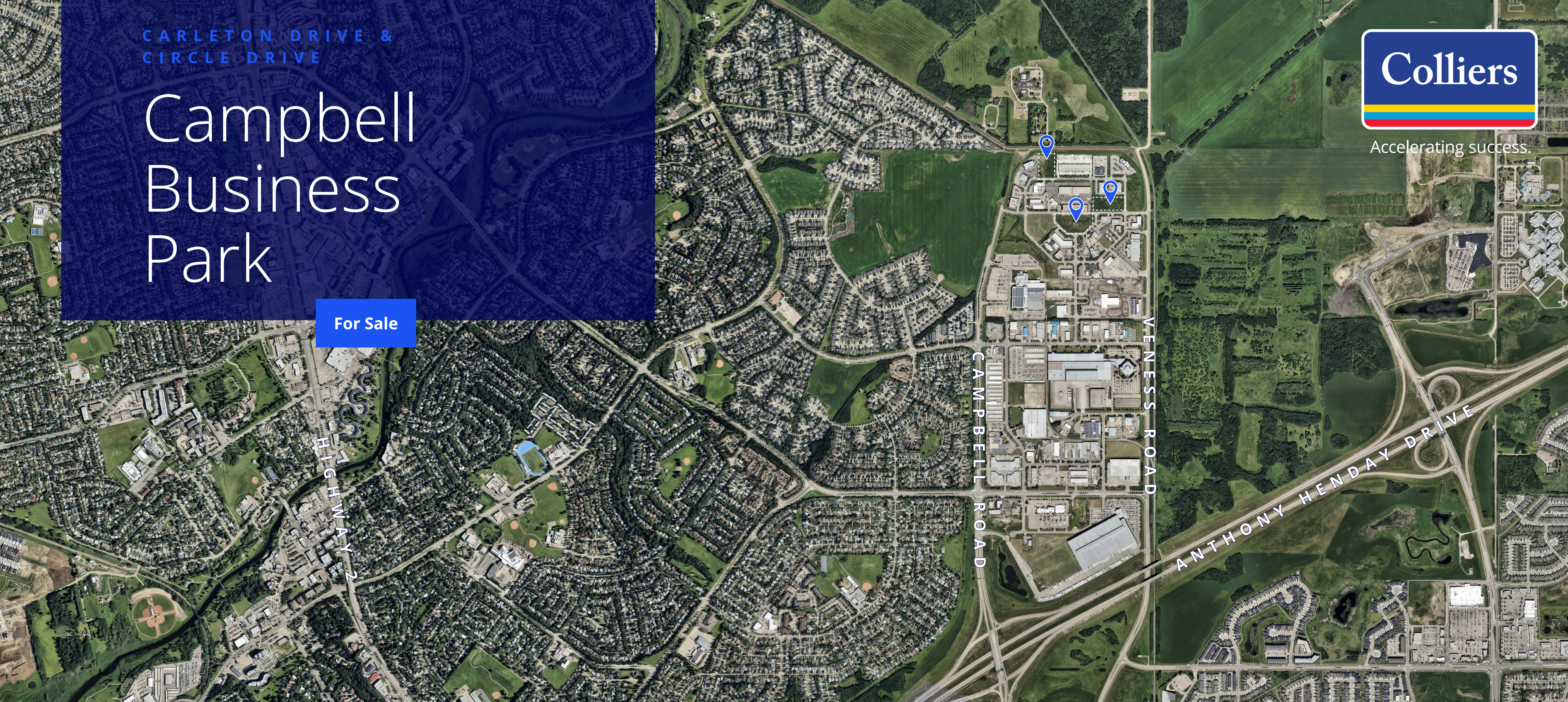
CARLETON DRIVE &
CIRCLE DRIVE

Campbell Business Park

For Sale



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