

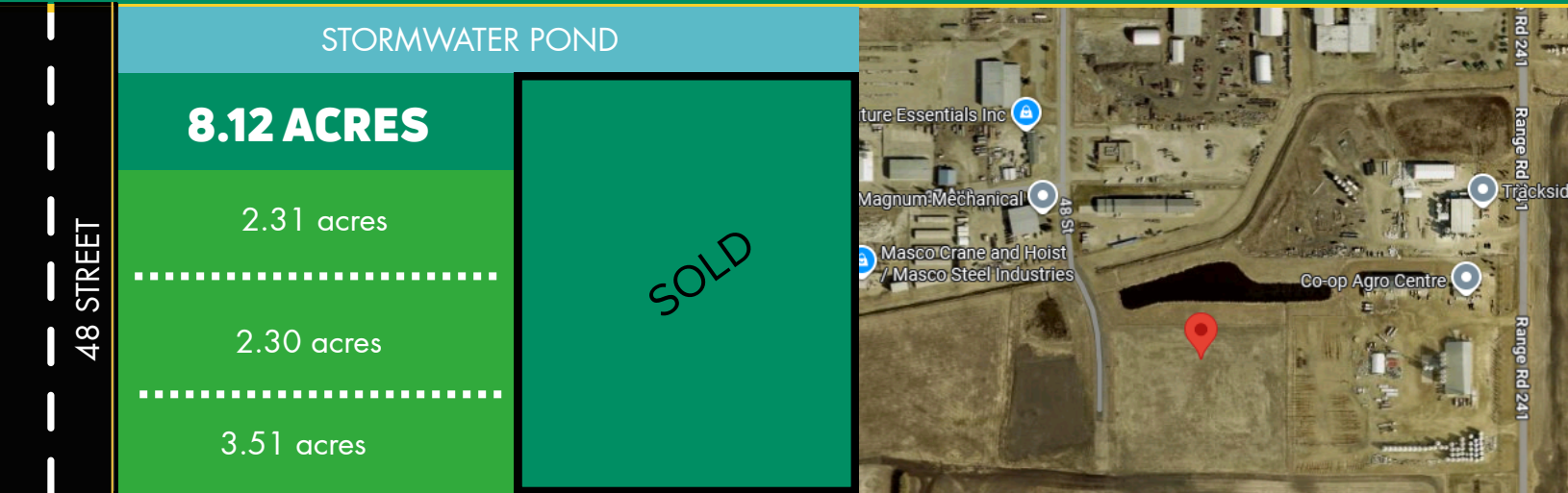
8.12 acres
Total available
3 Lots

\$135K / acre
Asking Price

\$0
Offsite Levies

75%
Tax Rebate
Year 1

50K+
Trade Area
Population



PROPERTY DETAILS

Address: 3501 48 Street

ZONING: **M1 — Light Industrial**

AVAILABLE LOTS

- Lot 5 — 2.31 acres
- Lot 6 — 2.30 acres
- Lot 7 — 3.51 acres

COMBINED MAXIMUM: Up to 8.12 acres

ASKING PRICE | **\$135,000 / acre**

OFFSITE LEVIES : **None**

SERVICING STATUS

Fully serviced — shovel ready

INFRASTRUCTURE

- ✓ Municipal water & sewer (tie-in on 48th Street)
- ✓ Complete stormwater management plan in place
- ✓ Fenced — east and north sides of property
- ✓ Truck route access — Hwy 2A, 13 & 613
- ✓ No machinery & equipment taxation
- ✓ Lots purchasable individually or combined
- ✓ Flexible lot sizes — 2.30 to 8.12 acres

ALBERTA TAX ADVANTAGE

- ✓ No Provincial Sales Tax
- ✓ No Provincial Payroll Tax
- ✓ No Provincial Capital Tax
- ✓ No Business Tax
- ✓ 8% Provincial Corporate Tax Rate
- ✓ No machinery & equipment taxation

Three - Year Industrial Tax Incentive

New industrial developments and expansions receive a 3-Year sliding scale rebate on municipal property taxes. Based on assessed value at time of occupancy.



ESTABLISHED NEIGHBOURS: Masco Crane & Hoist * Wetaskiwin Co-op * Magnum Mechanical * Annugas Compression

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3501 48 Street | Wetaskiwin, AB
3 lots available | 2.30 - 2.31 - 3.31 acres
Combined up to 8.12 acres