

FOR SALE



HUGHES
COMMERCIAL
REALTY GROUP

23118 OLD FORT TRAIL | STURGEON COUNTY, AB



± 12.57 ACRES OF HIGHWAY FRONTAGE

This high visibility holding property is exceptionally located directly on Highway 15, just minutes from Fort Saskatchewan. Currently zoned Agricultural, the land sits in a rapidly growing corridor, making it an ideal candidate for future commercial rezoning or a thriving home based enterprise. It features a spacious ± 2,320 SF, 4 bedroom residence, alongside an independent ± 1,146 SF single wide mobile home, perfect for rental income, farm help, or multi generational living.

The property is fully set up for immediate operational use with substantial outbuildings, including two ± 6,400 SF chicken barns, a ± 1,600 SF. Farm storage garage, and a ± 600 SF greenhouse. Whether you want to utilize the existing infrastructure for agricultural production or hold the land as a strategic long term investment in a premium location, this property offers incredible versatility and upside potential.

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PROPERTY DETAILS

MUNICIPAL ADDRESS

23118 Old Fort Trail | Sturgeon County, Alberta

LEGAL DESCRIPTION

Meridian 4, Range 23, Township 54, Section 35
(Short: SW-35-54-23-4)

FRONTAGE

± 1,300 FT along Old Fort Trail

AVAILABLE AREA

Land	± 12.57 AC
Main Residence	± 1,146 SF
Mobile Home	± 1,146 SF
Barns	± 6,400 SF
Storage/garage	± 1,600 SF
Greenhouse	± 600 SF

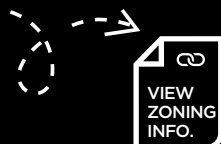
ZONING

AG - Agriculture

[Ideal for commercial development]

AVAILABILITY

Immediate



1,400,000

Sale Price



\$3,642.76

Property Taxes (2026 Actuals)



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DRIVE TIMES *From Site*

Nearest Highway (825)	5 minutes
Fort Saskatchewan	10 minute
McDonalds	11 minute
Canadian Tire	12 minutes

Walmart	13 minutes
Home Depot	13 minutes
Downtown Edmonton	45 minutes
Edmonton Int'l Airport	55 minutes

NEIGHBOURHOOD DEMOGRAPHICS 2026 / 10 km



38,500

Current Area Population



1.07%

10-Year Population Growth



\$135,200

Average Household Income



41 Years Old

Median Age



VEHICLES/DAY

39,000

Highway 21 and Highway 15

22,000

Highway 21 to Yellowhead Trail

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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser.



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