

FOR SALE/LEASE/BUILT-TO-SUIT OPPORTUNITY

MITISUE INDUSTRIAL

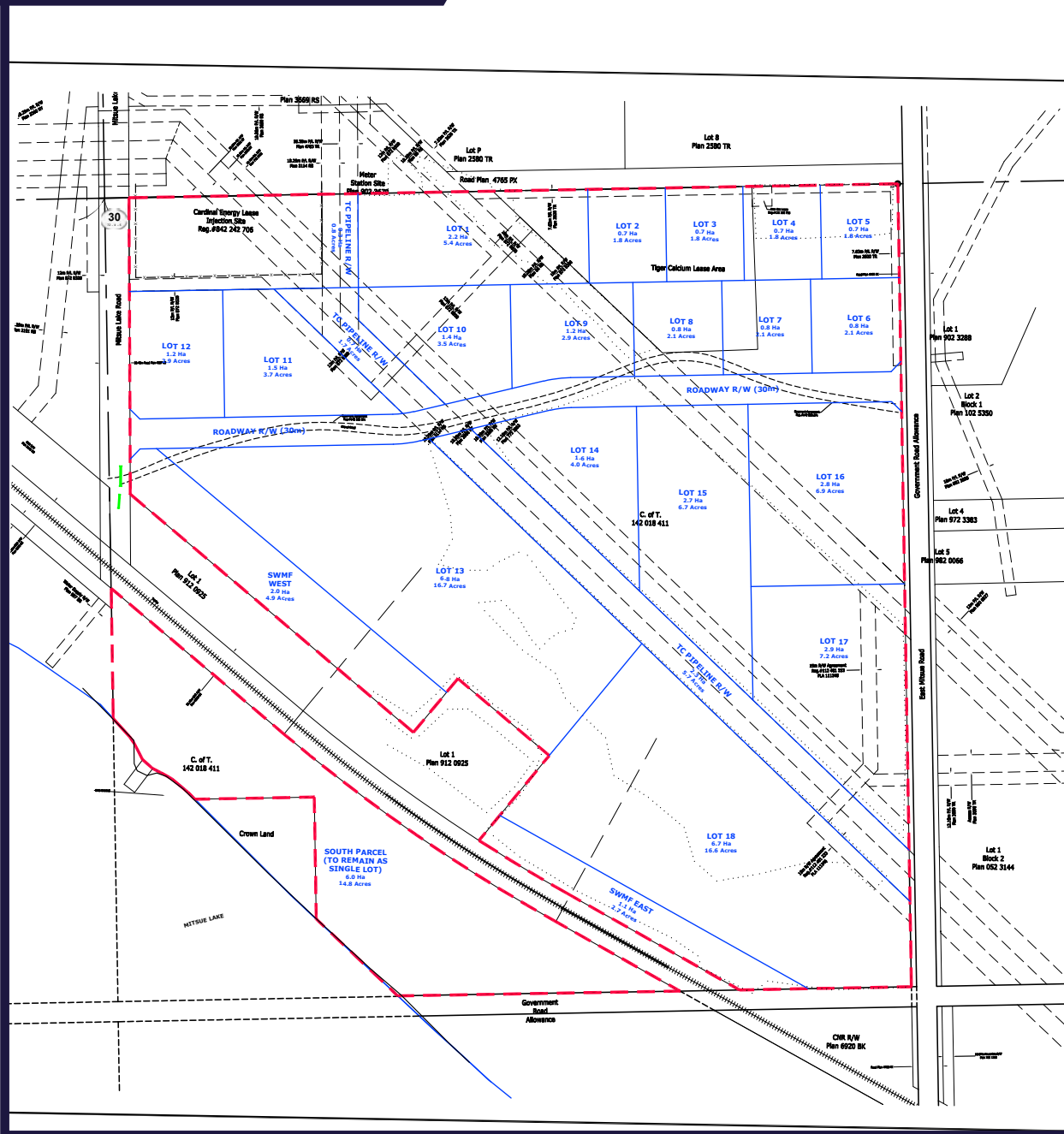
MITISUE INDUSTRIAL PARK, MUNICIPAL DISTRICT OF LESSER SLAVE RIVER NO. 124

**MITISUE INDUSTRIAL PARK LAND
AVAILABLE UP TO 131.8 ACRES**



PROPOSED SUBDIVISION PLAN

SUBJECT TO CHANGE



THE OPPORTUNITY

- Entire parcel for sale/lease and/or Pre-Selling Mitsue Industrial Phase 1 Lots
- Lots to be provided stripped and rough graded
- Lots can be improved with Gravel & Fencing (subject to sale price)
- Flexible lot sizes up to 131.8 acres
- Municipal District of Lesser Slave River No. 124 non-residential mill rate 12.6842 (2024)
- Existing water mains adjacent to the NE boundary, located along East Mitsue Road (Range Road 45) and Township Road 724C
- Natural gas, power and communications exist along East Mitsue Road (Range Road 45) & Township Road 724C

THE DETAILS

MUNICIPAL ADDRESS:	Township Road 724B & Range Road 45, Lesser Slave River No.124, Alberta
LEGAL DESCRIPTION:	5;4;72;30; ;1,2,7,8
MARKET:	Mitsue Industrial
RAIL:	Potential rail access
TAXES:	\$10,472.08 (2024-TBC)
AVAILABILITY:	Immediate

SALE PRICE
\$5,150,000

SITE SIZE
±131.8 Acres



AERIAL



SLAVE LAKE

CN RAIL



WEST HITSUE INDUSTRIAL ROAD

EAST HITSUE INDUSTRIAL ROAD

HIGHWAY 2

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