

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**

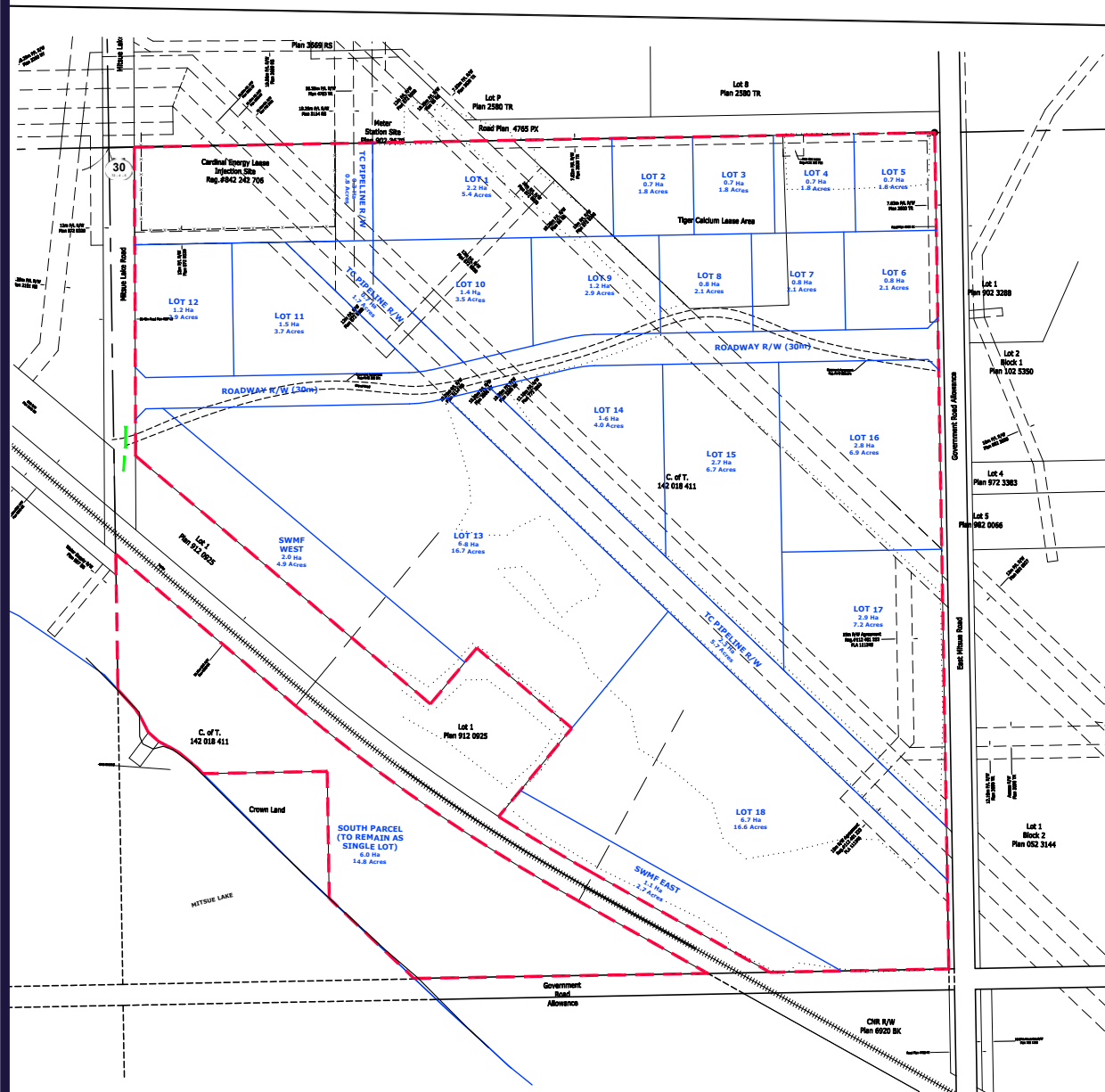


Jeff Drouin Deslauriers, SIOR®
Associate Partner, Industrial Sales and Leasing
780 701 3289
jeff.deslauriers@cwedmonton.com

Shelley Horb
Team Coordinator, Licensed
780 420 1177
shelley.horb@cwedmonton.com

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notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as
to the condition of the property (or properties) in question. January 2026

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 MITSUE INDUSTRIAL ROAD

EAST MITSUE INDUSTRIAL ROAD

HIGHWAY 2

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