

# FOR SALE/LEASE/BUILT-TO-SUIT OPPORTUNITY

# MITSUE INDUSTRIAL

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



MITSUE INDUSTRIAL PARK LAND  
AVAILABLE UP TO 131.8 ACRES

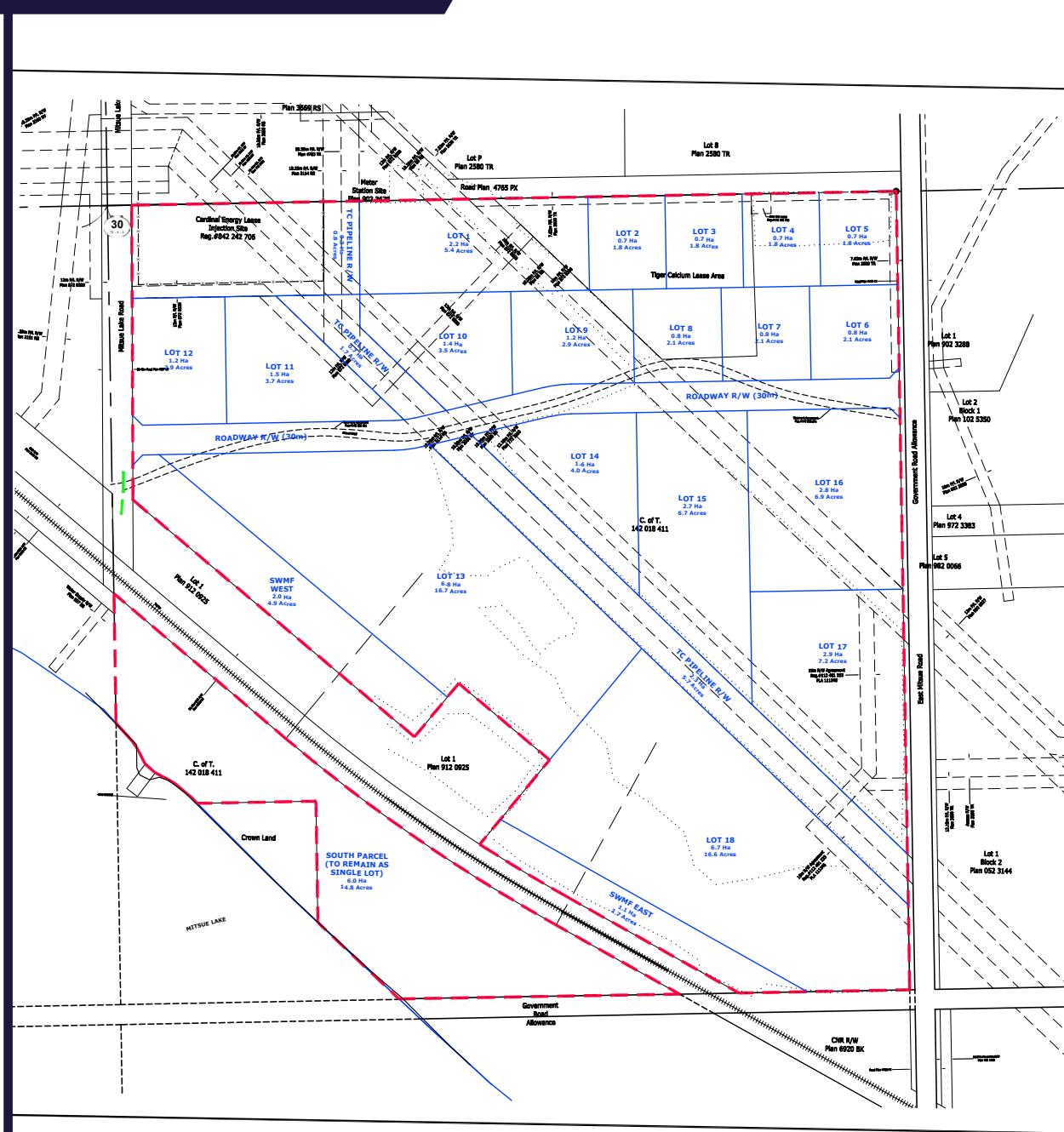
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# PROPOSED SUBDIVISION PLAN

\*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 Fraser



Vanderwell



WEST MITSUE INDUSTRIAL ROAD

EAST MITSUE INDUSTRIAL ROAD

HIGHWAY 2

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