



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**Part of NW-01-47-20-4 39 Street
Camrose, Alberta**

MLS # A2307531



\$392,000

Division: East Gateway

Lot Size: 7.84 Acres

Lot Feat: -

By Town: -

LLD: 1-47-20-W4

Zoning: M2

Water: None

Sewer: None

Utilities: None

7.84 acre Heavy Industrial (M2) zoned parcel ideally located in Camrose's established industrial east end. This prepared site offers various development potential of industrial uses. The property has been stripped, filled and graded, with a completed storm water management plan already in place, significantly reducing development timelines and upfront costs. Off-site levies have been paid to the City, providing immediate value and allowing a streamlined path toward construction. Strategically positioned with access off 39 Street, gas and power services located near the property, the site is infrastructure-ready. The parcel also offers potential for CN Rail siding access, creating a rare opportunity for rail-dependent industrial users seeking transportation and distribution.