



# Room to Build

## COMMERCIAL/INDUSTRIAL OPPORTUNITIES Land Ready for Development

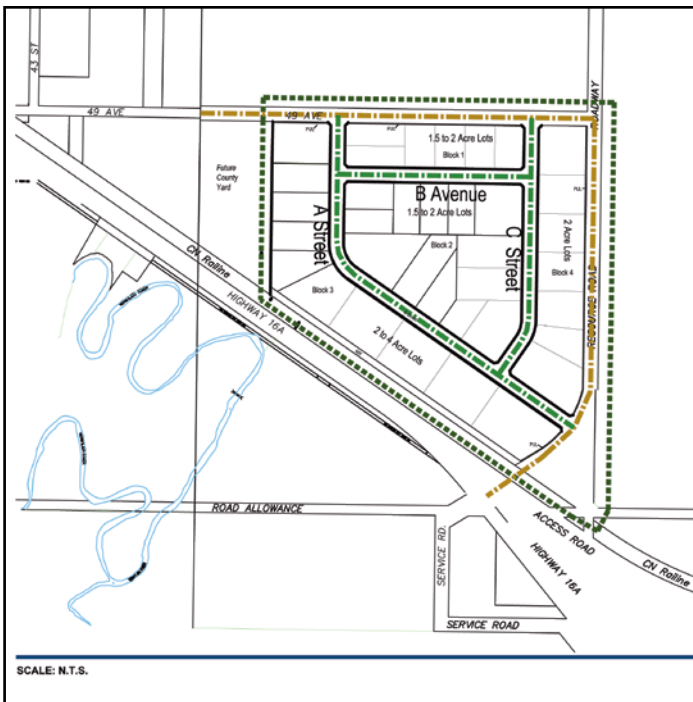
✓ **75th Street Development (Highway commercial and light industrial).**

Located close to the west end retail development node, with excellent access to HWY16, the 75th Street development is suitable for highway commercial, service industrial and light industrial locations. Staged development of this 82-acre parcel is proceeding with initial availability of 11.7 acres divided into lots of 1 – 3.5 acres each. Lots are

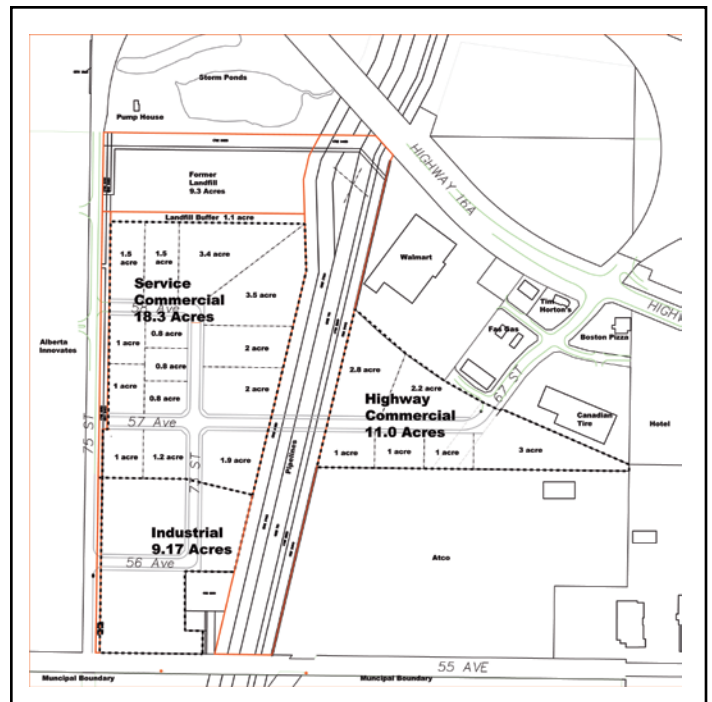
serviced, including fibre optics and paved road. Site is adjacent to Innotech Alberta Research Centre.

✓ **SE 17 Industrial Area (Heavy Industrial).**

Located close to HWY16 at the eastern entrance to Vegreville, this 89 acre parcel, is currently un-serviced but has services in the vicinity and potential rail access.



SE 17 Industrial Area



75th Street Development

# HIGHLY ACCESSIBLE

- The Yellowhead Highway, HWY16, is a four-lane divided highway which runs east-west across the northern reaches of Canada's western provinces connecting Vegreville west to ports in B.C., and east to Saskatoon, Winnipeg, and beyond. Located just 22km from the high load corridor, HWY36, Vegreville is linked to the border crossing at Coutts, Montana opening access to the Ports-to-Plains north-south development corridor into the United States
- CN Rail's Prairie North Line runs through the community connecting major transload terminals at Edmonton and Saskatoon. CN has siding capacity at Vegreville. Viterria is building a new high-throughput elevator near Vegreville,

featuring feature a loop track rail system and will have total grain storage capacity of 35,000 tonnes.

- Vegreville Airport, which is owned and operated by the Town of Vegreville, has a 4000' x 150' asphalt runway, a terminal building and available hangar space. It is rated for night flying and is open year-round.
- Proximity to the Capital Region provides ease of access to supplies for manufacturing, industrial and commercial business, and Canada's 6th largest metropolitan area with 1.2 million people.

## ADVANTAGES AND INCENTIVES

- ✓ Land prices in Vegreville are competitive with industrial zoned land available regionally.
- ✓ Vegreville offers a variety of incentive programs for businesses including:
  - New commercial/industrial building or major renovations incentive
  - Small business beautification program
  - Multi-unit rental housing incentive program

- ✓ Vacant land zoned for commercial and industrial uses are available at several key locations with access to HWY857 and HWY16A. Pricing is competitive with regional markets.
- ✓ Commercial buildings are available in downtown Vegreville as well as on major traffic routes. A diverse range properties are available, to suit your needs.



*Open Spaces*



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