



FOR SALE

3 Acre Lot Zoned As Heavy Industrial (I-2) Riverside Heavy Industrial Park



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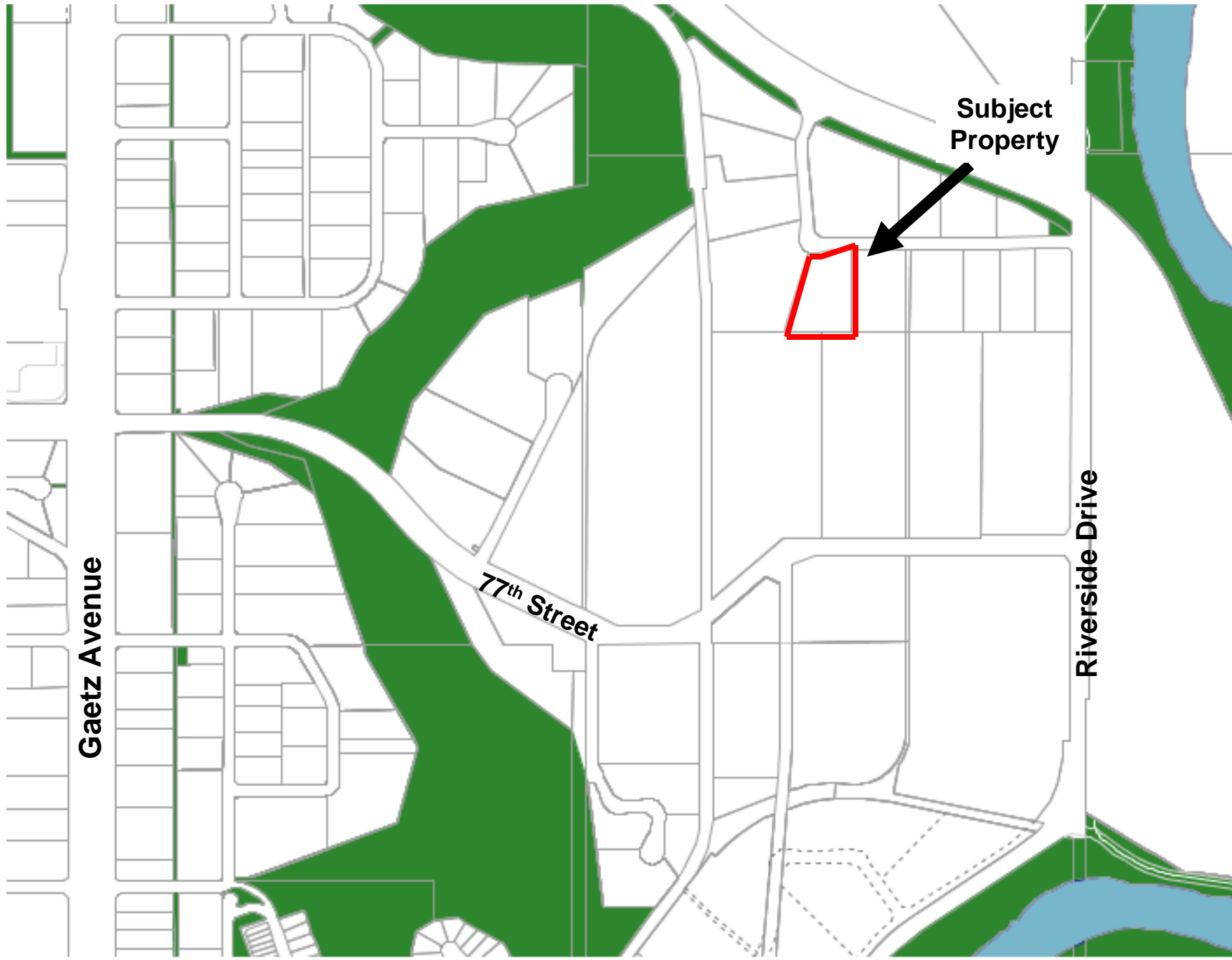
Co-Listed With:



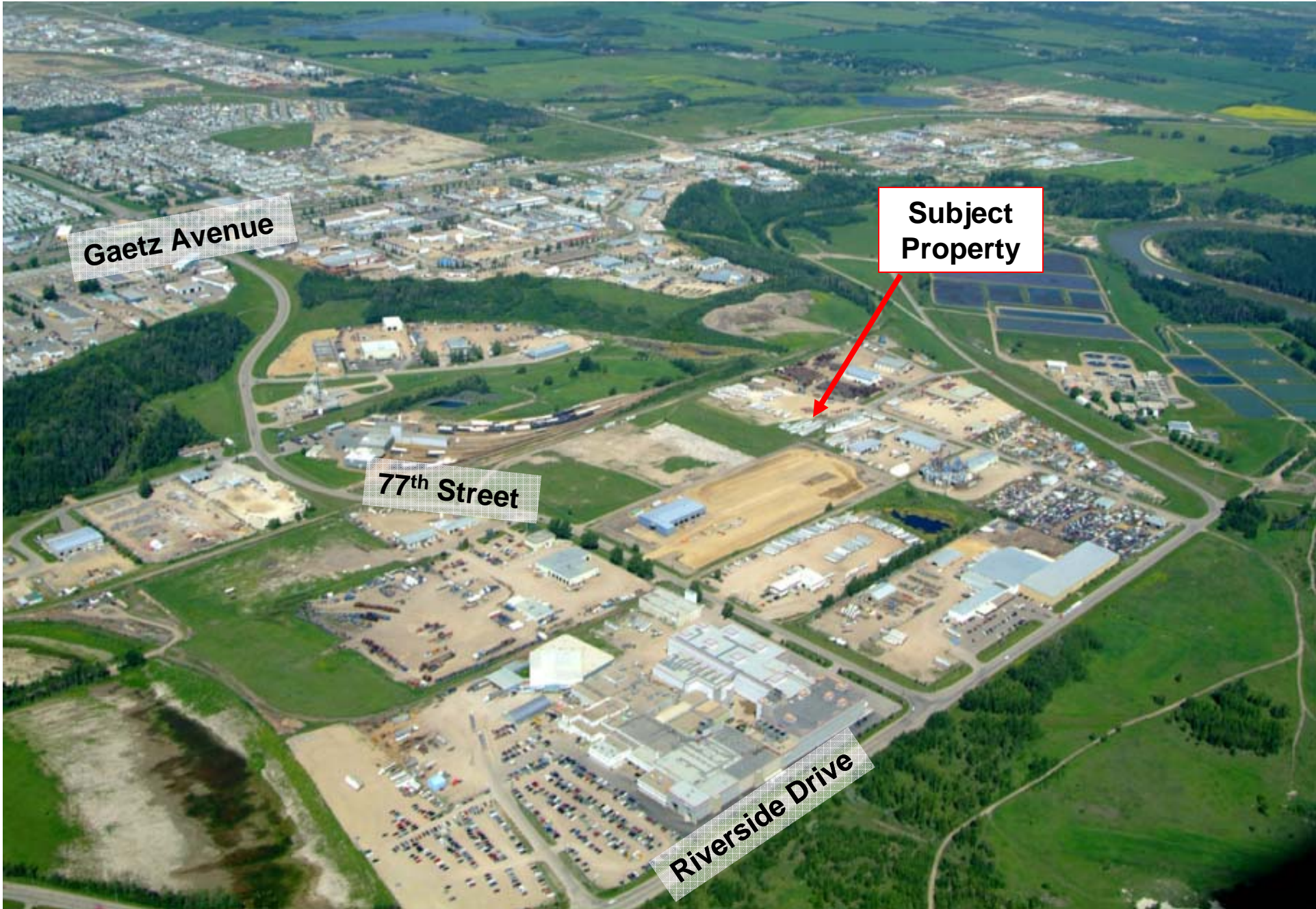
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- AREA:**
- Riverside Heavy Industrial Park
 - North of Olymel
- MUNICIPAL:**
- 4305 – 78 Street Crescent
- LEGAL:**
- Lot 8 Block 1 Plan 892-2982
- ZONING:**
- City of Red Deer I-2 – Industrial (Heavy Industrial) District
- SIZE:**
- 3 Acres
- DESCRIPTION:**
- Fully serviced with water and sewer
 - Land sold as is
 - Some grade work completed
 - Available immediately
- PRICE:**
- **\$250,000.00/Acre = \$750,000.00**
- (Not Including GST)**

The Information contained herein is believed to be true and accurate but does not form part of any future contract. The property is subject to sale, withdrawal or price changes without notice. The information contained herein is based upon the information furnished by the principle and sources which we deem to be reliable but for which we cannot assume responsibility.

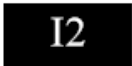


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6.2 I2 Industrial (Heavy Industrial) District



General Purpose

The general purpose of this District is to provide for a wide range of manufacturing, assembling, fabrication and processing of goods within the performance standards, of section 6.4 (2)(b) in which nuisance factors have a high probability of occurring.

(1) I2 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	All uses listed as permitted in the I1 Industrial (Business Service) District with the exception of industrial support services.
(b) Discretionary Uses	
(i)	Auction Mart, including livestock.
(ii)	All uses listed as discretionary in the I1 Industrial (Business Service) District.
(iii)	Manufacturing, processing, distribution, repair, servicing, and/or rental facilities.

(2) I2 Industrial (Heavy Industrial) District Regulations

(a) Table 6.2 I2 Regulations

Regulations	Requirements
Floor Area Minimum	n/a
Building Height Maximum	n/a
Front Yard Minimum	15.0 m, except Edgar Industrial Drive which is 9 m
Side Yard Minimum	3.8 m one one side
Rear Yard Minimum	3.0 m
Landscaped Area	20 % of minimum front yard
Parking Spaces	Subject to section 3.1 and 3.2
Loading Space	Subject to section 3.7
Site Area Minimum	1.2 hectares unless otherwise approved by the Commission
Frontage Minimum	n/a

(b) I1 District is subject to any applicable industrial regulations listed within section 6.4.

6.1 I1 Industrial (Business Service) District



General Purpose

The general purpose of this District is to provide for a limited range of light industrial, warehousing, storage, and industrial support services within the performance standards of section 6.4(2)(a), the operation of which do not create or emit noises, odours, dust, fumes or other factors which are regarded as nuisances. In addition, this district will provide for certain other businesses which are incompatible in commercial districts.

(1) I1 Permitted and Discretionary Uses Table

(a) Permitted Uses	
(i)	Accessory buildings or uses excluding sales subject to section 3.5.
(ii)	Accessory sales related to manufacturing, processing, and/or distribution of any article.
(iii)	Accessory sales of used trucks, used automobiles and used holiday trailers, providing that collectively there are not more than three units for sale on the site at any one time.
(iv)	Industrial support services.
(v)	Identification, local advertising and general advertising on the following types of signs subject to sections 3.3 and 3.4: <ul style="list-style-type: none"> (1) awning, canopy signs, (2) under canopy signs, (3) fascia signs, (4) free standing signs, (5) painted wall signs, and (6) projecting signs.
(7)	A-Board signs located within the boundaries of the lot, provided that subject to section 3.4: <ul style="list-style-type: none"> (a) such signs may advertise only the businesses situated on such lot, (b) such signs may not be placed on any portion of a lot which abuts an arterial road.
(vi)	Manufacture, processing, distribution, repair, servicing, and/or rental of any articles.
(vii)	Service stations.
(viii)	¹ Warehousing.
(ix)	² Outdoor storage.
(b) Discretionary Uses	
(i)	Above ground storage tanks for motor fuel products including propane and used oil.
(ii)	Animal services.
(iii)	Auction marts (excluding livestock).

¹ 3357/E-2006

² 3357/E-2006

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(b) Discretionary Uses *continued*

- (iv) Billboard signs, except on sites fronting subject to section 3.4:
 - (1) Gaetz Avenue between 28th Street and the southern boundary of the City,
 - (2) Gaetz Avenue between 77th Street and the northern boundary of the City,
 - (3) on 67th Street between 59th Avenue and the western boundary of the City, and
 - (4) on sites adjacent to Highway 2 within the City boundary.
- (v) Crematorium
- (vi) Dangerous goods occupancy.
- (vii) Restaurant.
- (viii) Sale of large trucks over 10,000 Kg, heavy construction equipment and machinery.
- (ix) Sale of horse, stock, and light flatdeck and cargo trailers.
- (x) Sign identification and local advertising on the following types of signs subject to sections 3.3 and 3.4:
 - (1) wall signs.
- (xi) Transportation, communication or utility facility.
- (xii) Trade/commercial schools (maximum capacity of 60 persons).
- (xiii) ¹Accessory outdoor display or sale of goods

(2) II Industrial (Business Service) District Regulations

(a) Table 6.1 II Regulations

Regulations	Requirements
Floor Area Minimum	n/a
Building Height Maximum	n/a
Front Yard Minimum	6.0 m, except Edgar Industrial Drive which is 9 m
Side Yard Minimum	6.0 m one one side
Rear Yard Minimum	3.0 m
Landscaped Area	40 % of minimum front yard
Parking Spaces	Subject to section 3.1 and 3.2
Loading Space	Subject to section 3.7
Site Area Minimum	929.0 m ²
Frontage Minimum	22.0 m

¹ 3357/E-2006

- (b) II District is subject to any applicable industrial regulations listed within section 6.4.
- (c) Notwithstanding section 6.1(2)(a) Table 6.1, buildings on properties abutting a major arterial or abutting a service road adjacent to a major arterial shall be constructed at least 18.0 m from the said arterial or service road. The building on Lot 10A, Block A, Plan 782 0258 (2404 - 50 Avenue) shall be exempted from this regulation, but shall have a minimum front yard setback of 15.0 m.

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