

FOR SALE

920-950 FLEMMING AVENUE
PENHOLD, AB



SALOMONS
COMMERCIAL

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About the Property

A prime industrial real estate opportunity in Penhold, featuring two lots on three titles, totaling 2.09 acres. This turnkey property is well-equipped with a comprehensive list of equipment and chattels, ready for immediate operation.

Lot 1, spanning 0.76 acres, offers a graveled surface suitable for various uses including storage, rental, liquid off-loading, and rail car loading/unloading. It is serviced with electrical utilities and includes approximately 180 feet of CP Rail loading access.

Adjacent, Lot 2 extends across 1.33 acres, fenced and graveled, ideal for secure industrial activities. It features approximately 525 feet of CP Rail loading access, with all assets included to facilitate an efficient start-up.

The facility is well-maintained and benefits from an extensive 1,453 feet of CP Rail Siding, presenting an excellent opportunity for businesses requiring significant rail access. Conveniently located with easy access to Highway 2A and the QEII, this property offers both strategic positioning and substantial infrastructure for industrial ventures.

LEGAL DESCRIPTION

Lot 7 Plan 9120596 & Lot 2 8020947
Lot 5 Plan 8221810

LOT SIZES

1.33 Acres and 0.76 Acres

LOCATION

Penhold

ZONING

I2 Industrial

SALE PRICE

\$2,890,000 + GST

PROPERTY TAXES

\$20,825.00

POSSESSION

Negotiable



920 Flemming Avenue - 0.76 Acres



950 Flemming Avenue - 1.33 Acres

Included Assets

North Lot Transload Facility

- › Off-load capabilities at approximately 60 M/T per hour on both truck scale and rail siding (with capabilities of rail-truck).
- › Plant load out materials from Plant to truck at a rate of approximately 150 M/T per hour with no lag time to load overhead bins.
- › (24) total bins for Storage (28 total bins) a total of 5000 M/T of sand (density dependent).
- › (12) 300 M/T sand specific Bins
- › (2) 200 M/T sand specific Bins
- › (8) 104 M/T wheatland bins
- › (2) 105 M/T wheatland bins
- › (4) 25 M/T surge bins (not used as storage)
- › All bins are automated with motors for distribution
- › (3) bucket elevators for distribution from bin to bin throughout the plant
- › (3) main conveyors for product distribution
- › Dust collection system on plant, also with liquid dust control at point of loading.
- › Lighting installed on site for Day / Night operation
- › Large rail siding can store approximately 40 cars and can off-load up to 12 cars per switch into the plant (size dependent)
- › Large truck Scale with belly dump conveyor for off load



920-950 Flemming Avenue



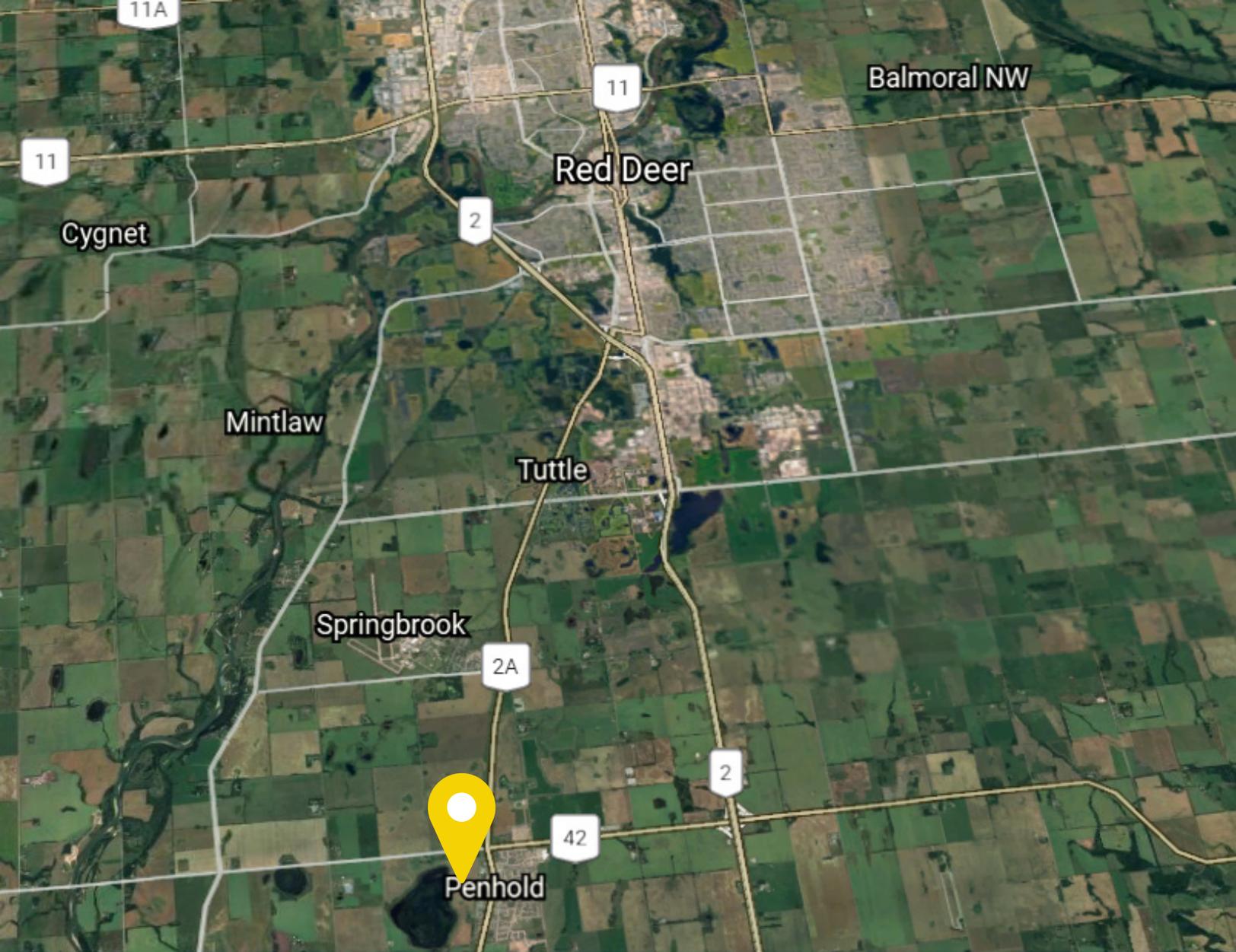
I2 - Heavy Industrial District

Permitted Uses

- › Accessory Buildings and Uses Related to an Approved Permitted Use
- › Automotive Sales and Services
- › Automotive and Motorized Equipment Repair
- › Business Support Services
- › General Contractors
- › Heavy Equipment Assembly, Sales and Services
- › Light Manufacturing
- › Manufacturing
- › Municipal Shop and Storage Yards
- › Public Utility Facilities
- › Recreational Vehicle Storage
- › Shipping Containers (Sea Can/Storage Pod or Similar Form of Cargo Container)
- › Veterinary Clinics
- › Warehousing

Discretionary Uses

- › Accessory Buildings and Uses Related to an Approved Discretionary Use
- › Auction Facilities
- › Auto Body and/or Paint Shop
- › Bulk Oil and Chemical Storage
- › Cannabis Production
- › Cartage and Freight Terminals
- › Crematoriums
- › Dangerous Goods Occupancies
- › Feed Mills and Grain Elevators
- › Natural Resource Processing
- › Outdoor Storage Facilities
- › Signs
- › Veterinary Hospitals



Central Alberta's Ambassador for Commercial Real Estate



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