

\$5,400,000 - 54312 Rr 255, St. Albert

MLS® #E4461647

\$5,400,000

0 Bedroom, 0.00 Bathroom,
Land Commercial on 0.00 Acres

Annexation Lands, St. Albert, AB

This is an exceptional opportunity for investors seeking a substantial parcel of land in St. Albert. spanning 121-acres. This prime property is located in northwest St. Albert, just 0.5 km north of the vibrant Nouveau subdivision and west of Jensen Lakes and Walmart. The new Fowler Way connecting Highway 2 with Ray Gibbon drive is slated to run 1/2 kilometer south of this land. There are 2 investment buildings, one built in 2010-6000 sq ft (has 3 over head 14x16 doors that features radiant heat) , second one built in 2011-9600 sq ft (has 5 over head 14x16 doors that features radiant heat), both have 3-phase power, services, solid concrete floors, high quality construction, metal exteriors too. The area around the shops has frost fencing, fencing for hobby livestock. Property is fenced. The vendor is open to vendor take back mortgage or partnership

Built in 2011

Essential Information

MLS® #	E4461647
Price	\$5,400,000
Bathrooms	0.00
Acres	0.00
Year Built	2011
Type	Land Commercial



Status Active

Community Information

Address 54312 Rr 255
Area St. Albert
Subdivision Annexation Lands
City St. Albert
County ALBERTA
Province AB
Postal Code T8T 0T6

Exterior

Exterior Metal, Steel Frame
Construction Metal, Steel Frame

Additional Information

Date Listed October 10th, 2025
Days on Market 8
Zoning Zone 24

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