



For Sale

Strathcona 23 Lands

23109 & 23125 Township Road 534 | Strathcona County, AB

Up to 44 Acres of Development Land

- ASP in for final approval with Strathcona County
- Fully serviced to municipal standard
- No outstanding levies
- Flanking CPKC rail line
- Vendor to complete road, storm pond, stripping and grading

For more information contact:

Adam Butler

Executive Vice President

780 328 0065

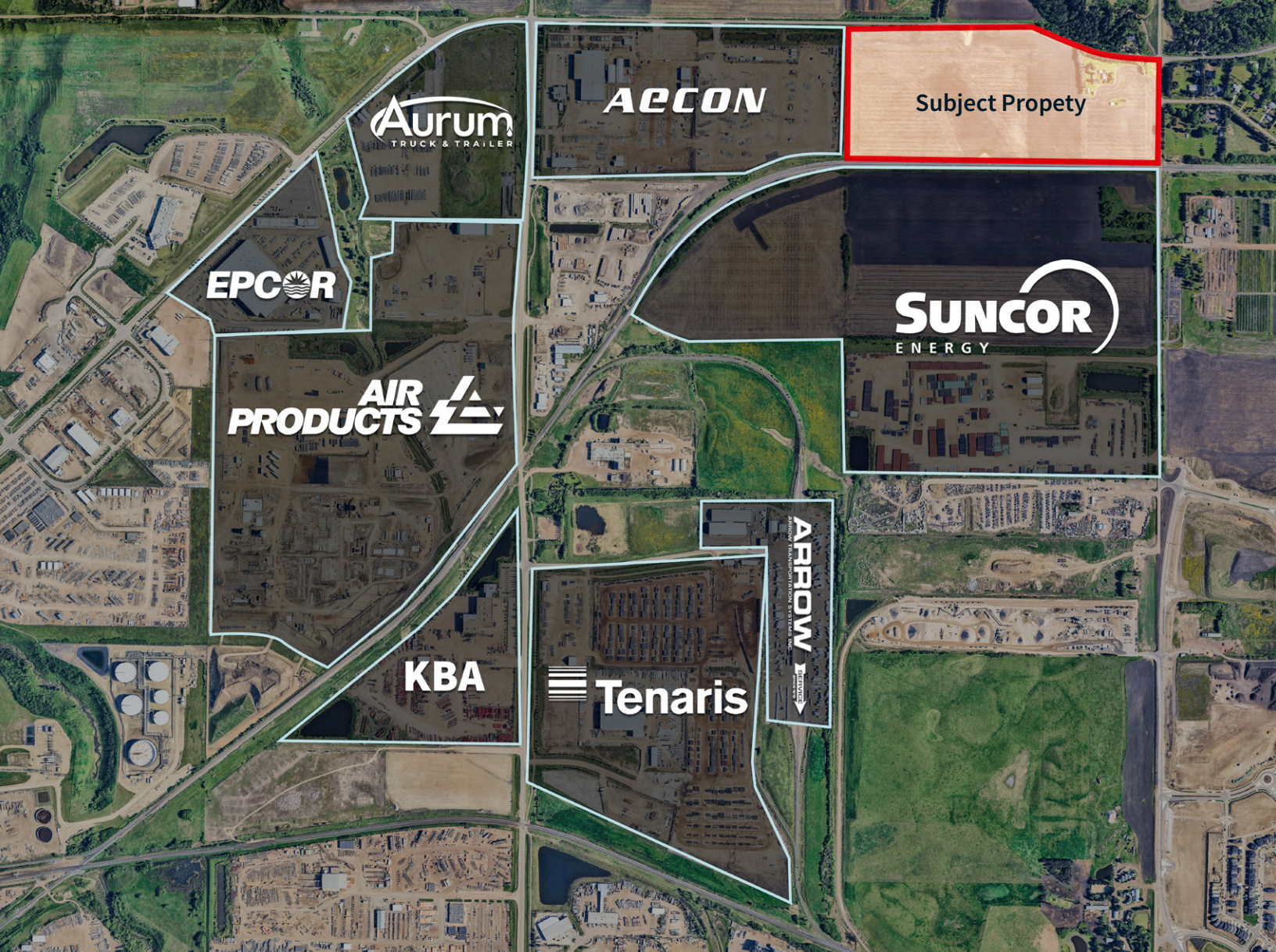
Adam.Butler@jll.com

Bronwyn Scrivens

Vice President, SIOR

780 807 4564

Bronwyn.Scrivens@jll.com



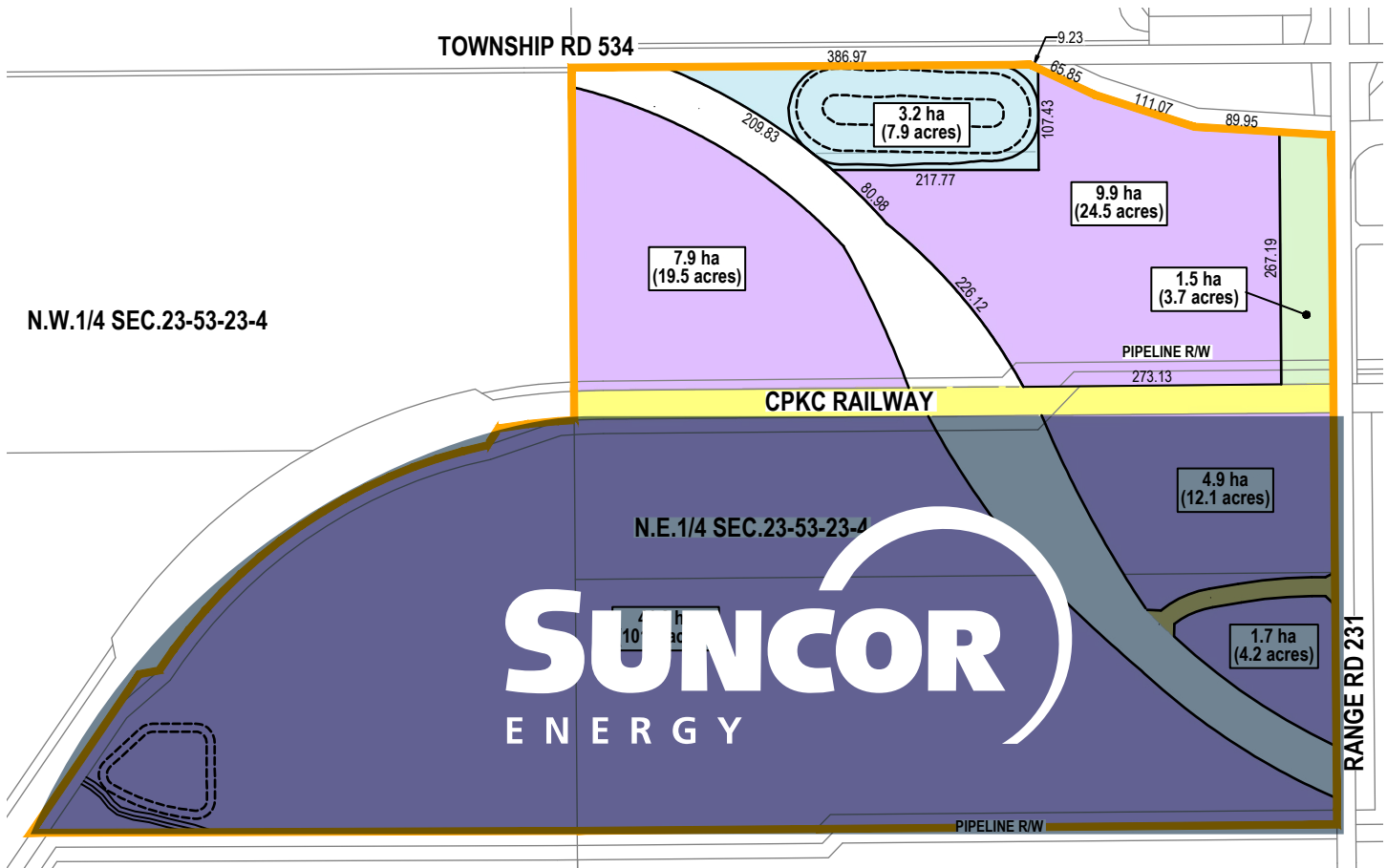
Property Details

Municipal Address	23109 & 23125 Township Road 534
Legal Description	Plan: 1923RS; Lot: A & Plan: 5134RS; Lot: B
Zoning	AD: Agriculture Future Development
Site Size	Two (2) Titles: ±44 Acres of usable development land (±19.5 Acres & ±24.5 Acres)

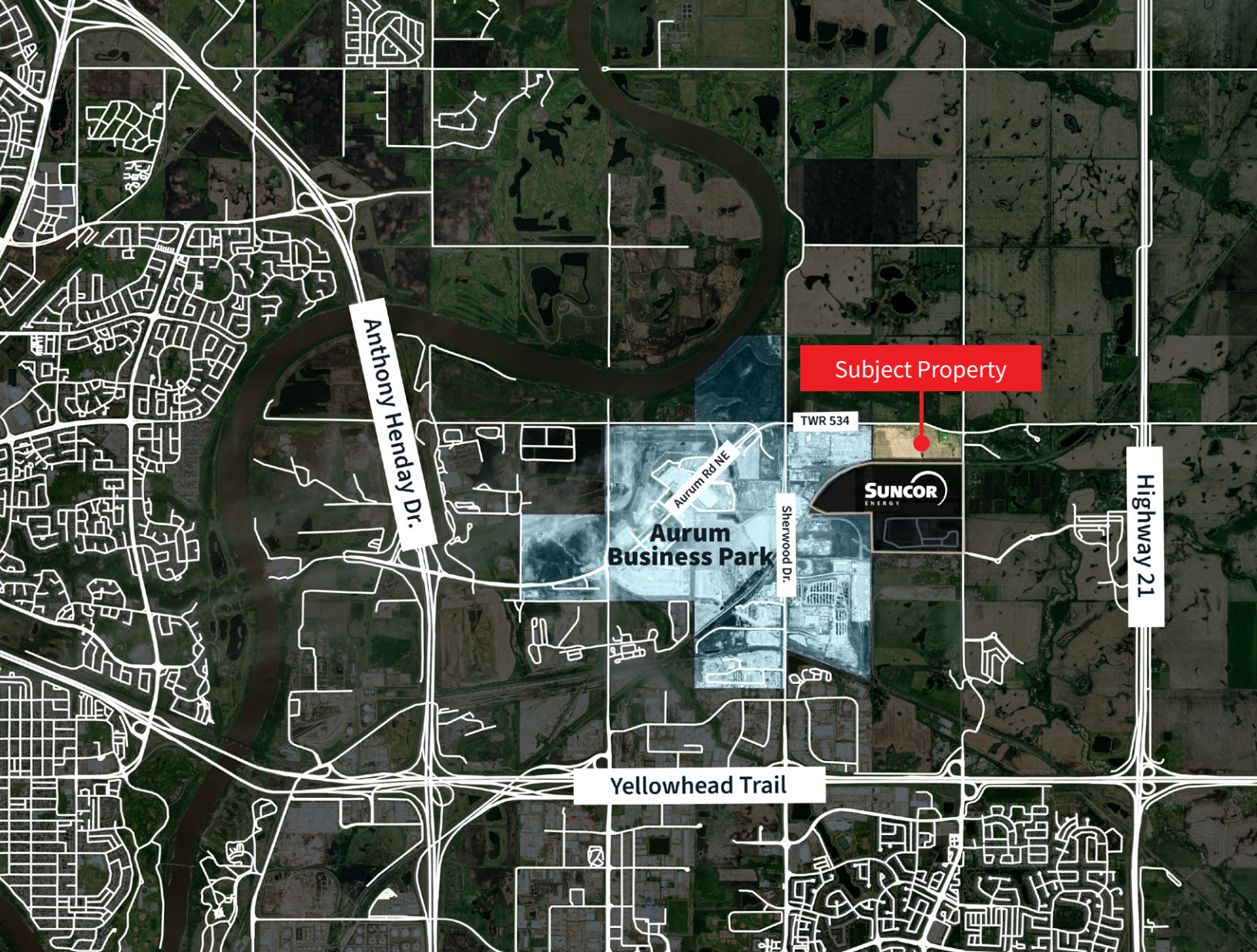
Timeline Details

Q4 2025 / Q1 2026:
Final ASP approval by
Strathcona County
Q1/Q2 2026:
Completion of storm pond
Final stripping and grading

Concept only Site plan



*Subject to change



Darryl McGavigan
Executive Vice President
780 328 0064
Darryl.McGavigan@jll.com

Kent Simpson
Vice President
780 203 0425
Kent.Simpson@jll.com

Adam Butler
Executive Vice President
780 328 0065
Adam.Butler@jll.com

Mackenzie York
Associate Vice President
780 920 8463
Mackenzie.York@jll.com

Bronwyn Scrivens
Vice President, SIOR
780 807 4564
Bronwyn.Scrivens@jll.com

Kailee Campbell
Senior Transaction Analyst
780 328 0069
Kailee.Campbell@jll.com

JLL Edmonton Industrial | Suite 2101, 10088 102 Avenue NW Edmonton, Alberta T5J 2Z1

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