



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](mailto:Adam.Butler@jll.com)

**Bronwyn Scrivens**

Vice President, SIOR

780 807 4564

[Bronwyn.Scrivens@jll.com](mailto:Bronwyn.Scrivens@jll.com)

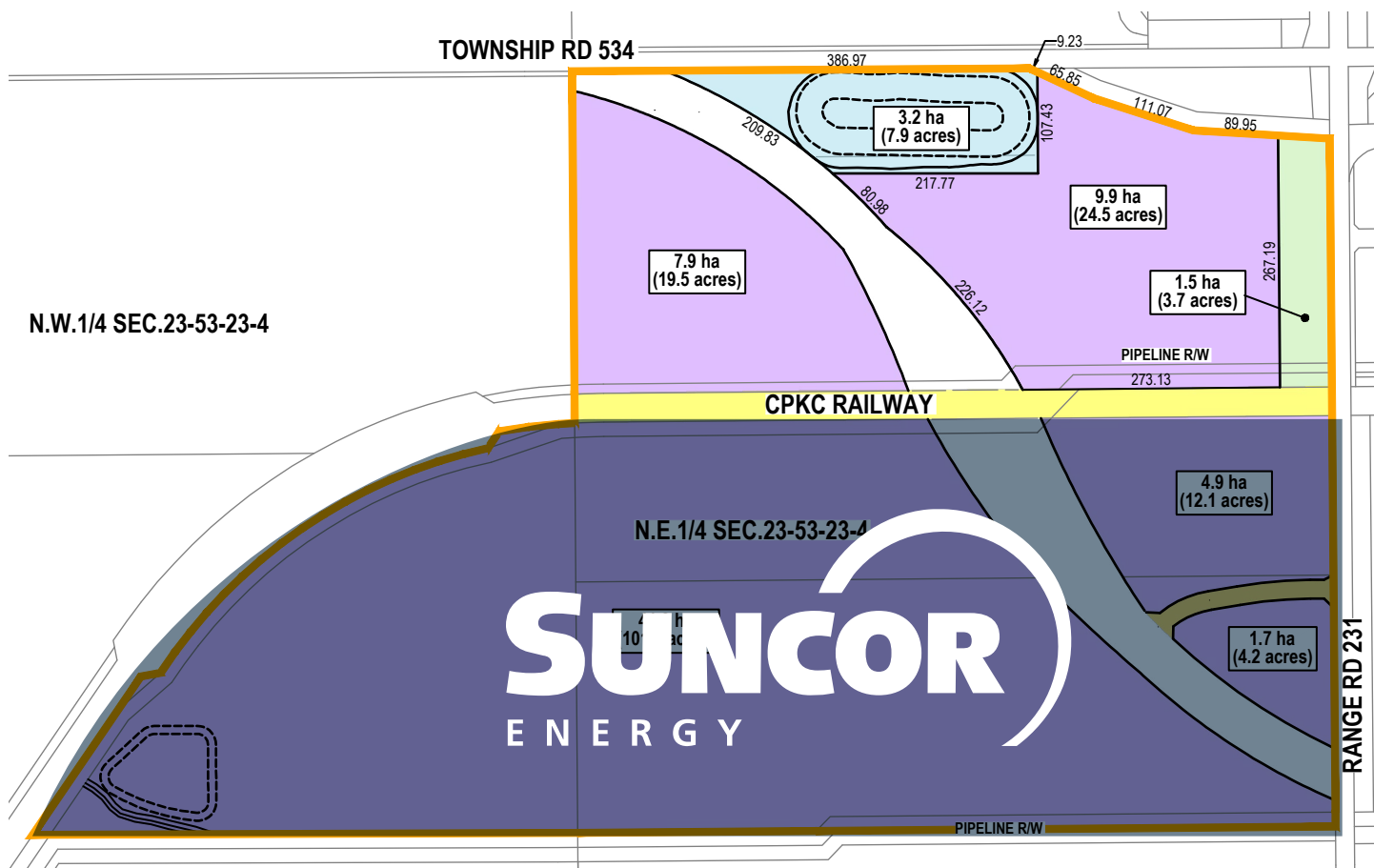


# Property Details

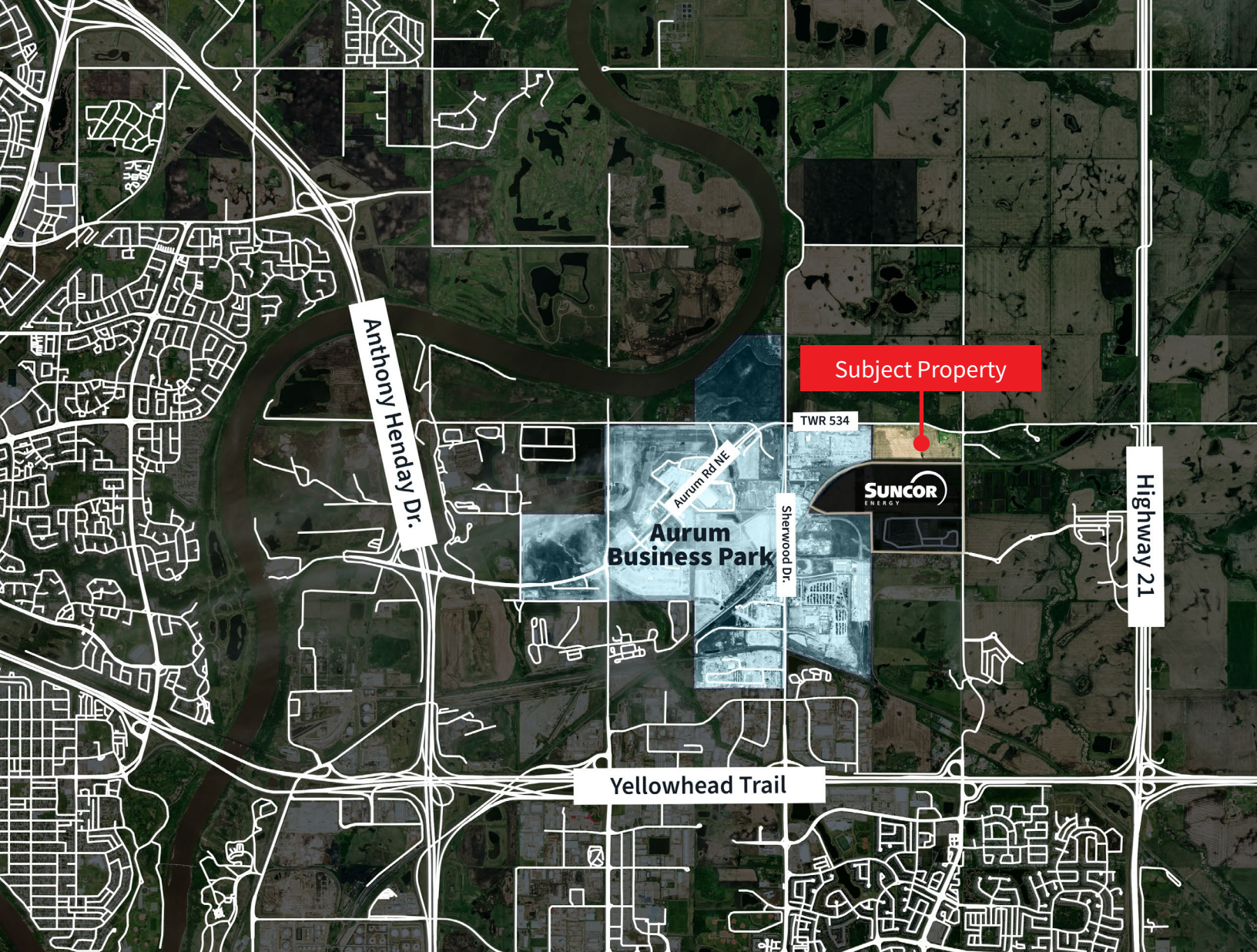
<b>Municipal Address</b>	23109 & 23125 Township Road 534
<b>Legal Description</b>	Plan: 1923RS; Lot: A & Plan: 5134RS; Lot: B
<b>Zoning</b>	AD: Agriculture Future Development
<b>Site Size</b>	Two (2) Titles: ±44 Acres of usable development land (±19.5 Acres & ±24.5 Acres)

<b>Timeline Details</b>	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



Subject Property

TWR 534

Aurum Business Park

SUNCOR ENERGY

**JLL** SEE A BRIGHTER WAY

**Darryl McGavigan**  
Executive Vice President  
+1 780 328 0064  
Darryl.McGavigan@jll.com

**Adam Butler**  
Executive Vice President  
+1 780 328 0065  
Adam.Butler@jll.com

**Bronwyn Scrivens**  
Vice President, SIOR  
+1 780 807 4564  
Bronwyn.Scrivens@jll.com

**Kent Simpson**  
Vice President  
+1 780 203 0425  
Kent.Simpson@jll.com

**Mackenzie York**  
Associate Vice President  
+1 780 920 8463  
Mackenzie.York@jll.com

**Rory Wutzke**  
Associate (*unlicensed*)  
+1 780 328 2578  
Rory.Wutzke@jll.com

**Kailee Campbell**  
Senior Transaction Analyst  
+1 780 328 0069  
Kailee.Campbell@jll.com

**Leonardo Triana**  
Senior Marketing Associate  
+1 587 412 1755  
Leonardo.Triana@jll.com

**JLL Edmonton Industrial** | National Bank Centre - 3560, 10180 101 Street NW, Edmonton, AB, T5J 3S4

DISCLAIMER: ©2026 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. Jones Lang LaSalle Real Estate Services, Inc.