

# For Sale

## 20 Subdivided Land Parcels

4400 - 41 Avenue, Mayerthorpe, Alberta



SCAN HERE  
for Drone View!

Portfolio List Price: \$8,742,360

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Northfield Commercial  
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# Building and Site Info

Highlights						
Lot	Block	Plan	Zoning	Municipal Address	Size	List Price
1	1	1722565	C2 - Commercial	4400 - 41 Ave	6.33	\$1,296,628.50
2	1	1722565	C2 - Commercial	4502 - 41 Ave	1.53	\$317,856.50
3	1	1722565	C2 - Commercial	4602 - 41 Ave	1.51	\$312,730.00
4	1	1722565	C2 - Commercial	4702 - 41 Ave	1.56	\$322,983.50
5	1	1722565	C2 - Commercial	4718 - 41 Ave	1.75	\$363,997.50
6	1	1722565	C2 - Commercial	4806 - 41 Ave	1.75	\$363,997.50
7	1	1722565	C2 - Commercial	4818 - 41 Ave	1.75	\$363,997.50
8	1	1722565	C2 - Commercial	4908 - 41 Ave	1.85	\$384,504.00
9	1	1722565	C2 - Commercial	4177 - 50 St	6.05	\$1,240,914.00
10	1	1722565	C2 - Commercial	4161 - 50 St	1.93	\$399,884.50
11	1	1722565	C2 - Commercial	4141 - 50 St	1.93	\$399,884.50
12	1	1722565	C2 - Commercial	4101 - 50 St	1.95	\$405,011.00
1	2	1722565	M1 - Industrial	4100 - 50 St	1.48	\$248,306.50
2	2	1722565	M1 - Industrial	4128 - 50 St	1.26	\$211,060.50
3	2	1722565	M1 - Industrial	4140 - 50 St	1.26	\$211,060.50
4	2	1722565	M1 - Industrial	4152 - 50 St	1.26	\$211,060.50
5	2	1722565	M1 - Industrial	4817 - 41 Ave	2.89	\$484,197.00
6	2	1722565	M1 - Industrial	4721 - 41 Ave	2.67	\$446,951.50
7	2	1722565	M1 - Industrial	4701 - 41 Ave	2.62	\$438,674.50
8	2	1722565	M1 - Industrial	4501 - 41 Ave	1.90	\$318,660.00
<b>Total</b>					<b>45.23</b>	<b>\$8,742,360.00</b>

## Mayerthorpe Land Package

*Multiple Addresses, Mayerthorpe, Alberta*

The site is located at the intersection of Highway 43 and Highway 22, along the southern border of Mayerthorpe. The daily vehicle count traveling east on Highway 43 is 5,480. Estimates for the average daily vehicle count traveling south of Highway 43 on Highway 22 is approximately 2,000 vehicles per day.

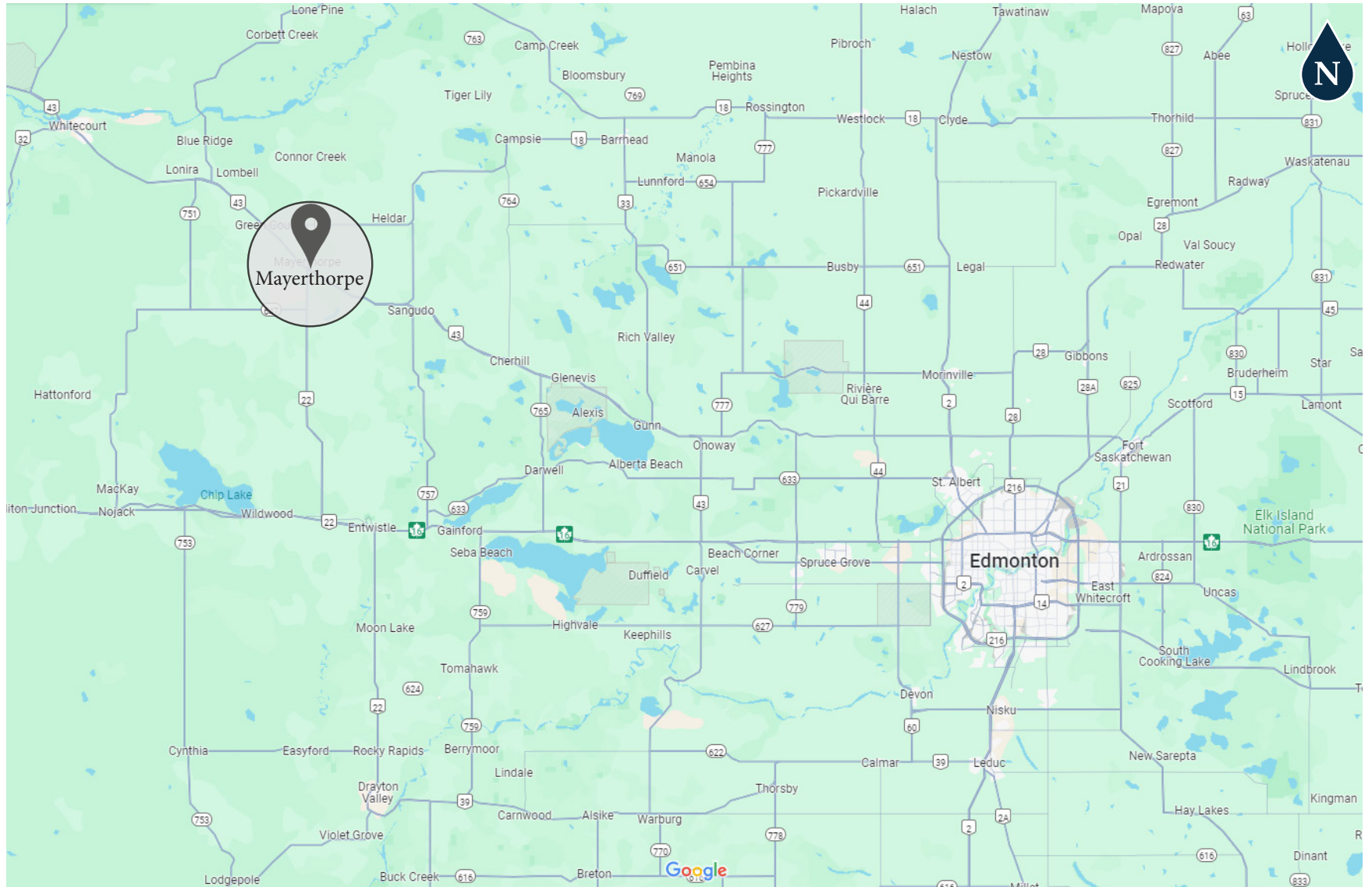
The site consists of 12 separate lots in block 1, and 8 separate lots in block 2. The lots range in shape with pie, triangular, and irregular lot configurations. Lots can be sold separately or as a package.



# Site Plan



# Map



# City Overview

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Mayerthorpe is a town in central Alberta. It is approximately 120 kilometers northwest of Edmonton, at the intersection of Highway 43 and Highway 22 (Cowboy Trail). The town is surrounded by Lac Ste. Anne County, and is in Alberta's Census Division No. 13.

In the 2021 Census, the Town of Mayerthorpe had a population of 1,259 living in 511 of its 572 total private dwellings, a change of -4.6% from its 2016 population of 1,320. With a land area of 4.39 square kilometers, it had a population density of 286.5 per square kilometer in 2021.

The Mayerthorpe community health centre services Mayerthorpe and the surrounding areas. It provides a wide range of health services, including immunization and public health nursing as well.

Mayerthorpe offers plenty of recreation opportunities, such as skating, a BMX and skate park, an aquatic centre, soccer pitches, hockey rinks, baseball fields, the Trails End Golf and Country Club, a public library, a 4-H program, and Gymkhana. Education in Mayerthorpe is provided by Elmer Elson Elementary School, which is kindergarten through grade six, and the Mayerthorpe Junior & Senior High School, which is grade seven through twelve.

Mayerthorpe's economy is largely agriculture, oil and gas exploration, and forestry industries all of which are located within Lac Ste. Anne County, and further to the northwest in Woodlands County. The market served by the community is roughly about three to four times the size of the municipal population. Initiatives have also been suggested to work to support local agriculture activities within the community.



# Our Expertise

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## Commercial Investment

Gain the most from your commercial portfolio with in-depth market analysis, property positioning and deal advisory services.



## Consulting & Advisory

Honest industry advice dedicated to empowering you to make strong real estate decisions.



## Multifamily Sales

Manage and expand your portfolio with the help of industry specialists.



## Landlord Representation

Leasing strategies that will help your property rise to the top, even in the most competitive markets.



## Leasing & Subleasing

Real estate with the flexibility to streamline or completely re-imagine your business.



## Tenant Representation

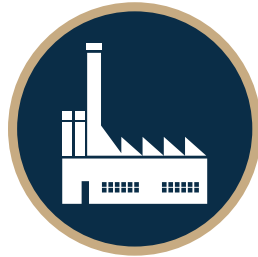
From site selection to lease negotiation, we champion your interests every step of the way.

# What We Do

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**COMMERCIAL**



**INDUSTRIAL**



**MULTIFAMILY**



**LAND**



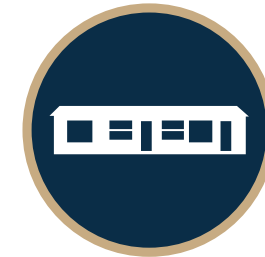
**SENIORS HOUSING**



**HOSPITALITY**



**SELF-STORAGE**



**MANUFACTURED HOMES**

## **Our Specialties**

Northfield Commercial began from a desire to raise the industry standard of service with a team of like-minded peers that place relationships at the heart of each decision. Driving our success—both individually and as a group—is the intrinsic belief that cooperation, transparency, earnestness and wisdom are more than corporate values, but rules to live by. If you're in the market for commercial real estate or want to hear about market opportunities, we'd love to talk.



PRESENTED BY:

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