



Vulcan County INDUSTRIAL PARK



Serviced Industrial Land For Sale

- Lot sizes available from 1.4 acres to 20+ acres
- Industrial Park zoning
- Strategic location just off Hwy 23 & Hwy 534
- Tax incentives and Rebate programs
- Centered between Lethbridge and Calgary



403.485.2241

For information please contact:

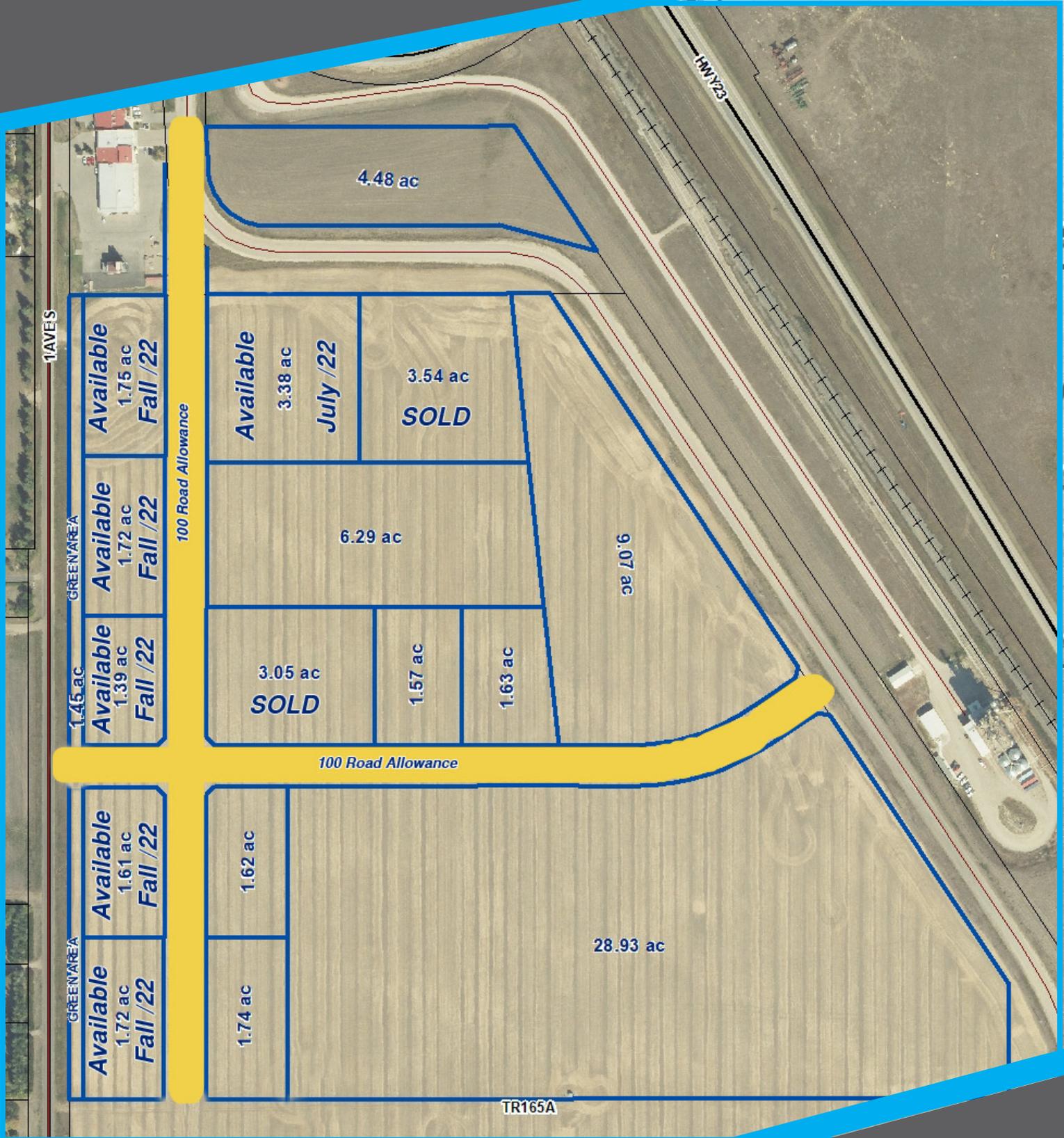
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Various Lot Sizes



Property & Lot Details

Price

\$87,975 per acre

Lot Sizes

1.4 to 20+ acres

Park Size

80 Acres

Location

60 km Southeast of High River
94 km North of Lethbridge
102 km South of Calgary
Directly South of Vulcan

Municipality

Vulcan County, AB

Zoning

Vulcan Industrial Park (VIP)

Features

- Already designated for Industrial
- Excellent access to Hwy/transportation routes
- Lots sold rough graded
- Water, Sewer, Power, and Gas

Servicing

- Internal road system with 10m wide finished road top
- Electricity and natural gas along internal roads
- Water and sanitary servicing at property line
- High-speed internet options available
- Lots delivered rough graded

Rebate

If improvements of \$300,000 or more are made within 24 months of purchase, Vulcan County will provide cash back of **\$20,000 per acre**

* terms and conditions apply

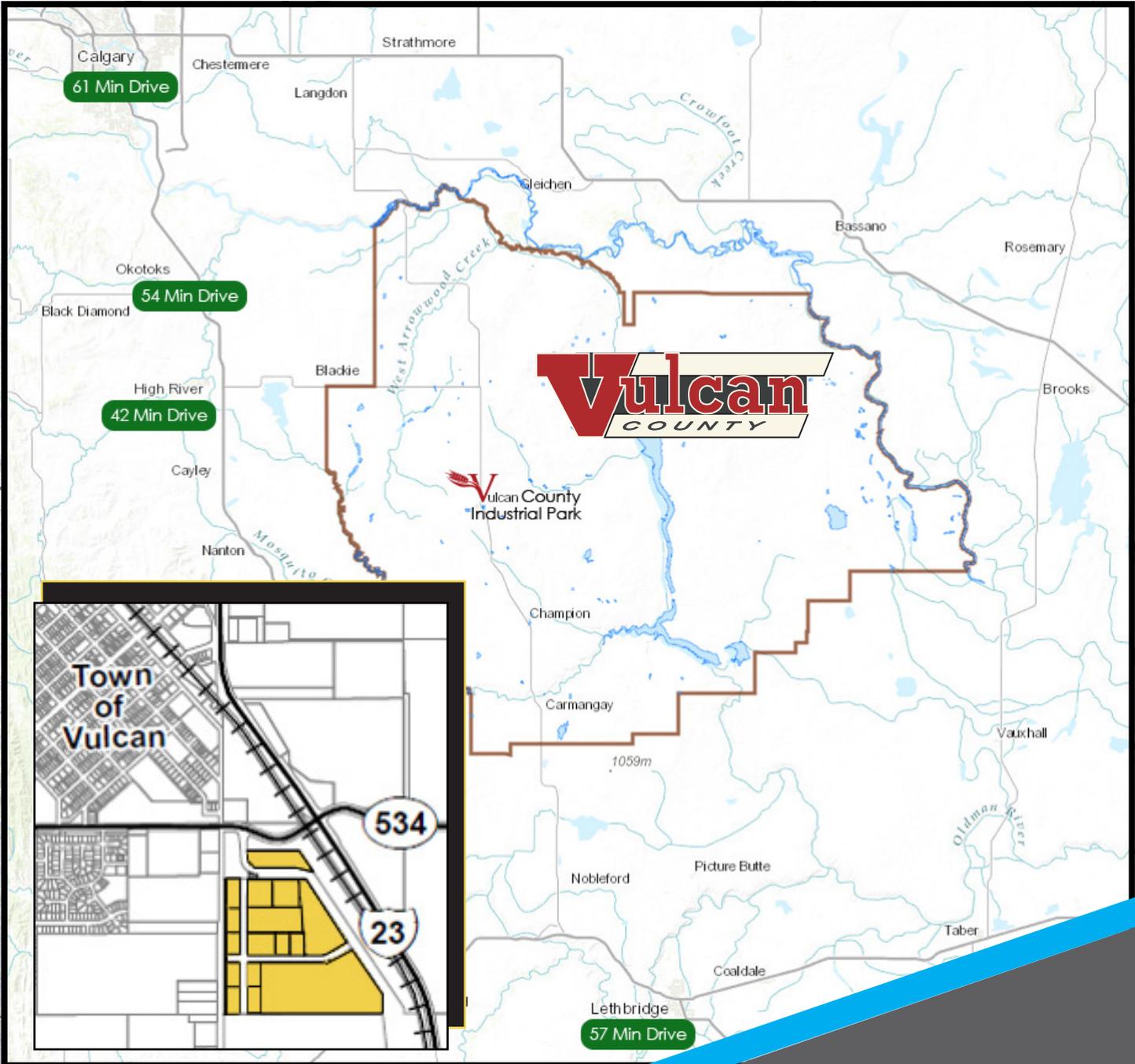
Significant Tax Savings

With \$200,000 or more of capital improvements, Vulcan County will offer a tax incentive program on your municipal taxes

70% off 1st Year

50% off 2nd Year

30% off 3rd Year



For More Information Contact us

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At the Vulcan County Industrial Park you will enjoy:

- *Lower Utility Costs: No municipal franchise fee on power and gas*
- *Good Land Value*
- *Tax Savings of:*
17.44% compared to Provincial City average
21.60% compared to Provincial Town average
21.23% compared to Provincial MD/County average

