



FOR SALE

**\$175,000-
\$300,000**

Lot 5

Lot 2

Lot 6

Lot 7

**TOTAL SUBJECT LAND
28.8 ACRES**

HWY 63

ASPEN REGIONAL BUSINESS PARK

650074 AB-63, Athabasca County, AB

Property Highlights

The Aspen Regional Business Park is an industrial and commercial node located just north of the Village of Boyle, Alberta, along Highway 63—a primary route within the Alberta Energy Corridor. The park serves as a hub for regional resource development, logistics, and energy-sector operations.

Boyle, Alberta (located 160 km north of Edmonton) is the southern anchor of the "Alberta Energy Corridor." The region's industrial boom is closely tied to forestry, energy, and the development of local hubs like the Aspen Industrial Park, and Aspen Business Park which provides vital land and infrastructure for regional commercial growth.

Boyle is also seeing massive technological diversification, marked by major capital investments from the Red Wolf Corporation to develop manufacturing facilities focused on clean energy and battery-grade graphite.

Available Lot Sizes	Approximately 2.5 - 10 Acres
Future Improvements	Service road planned with future highway twinning
Power	Three-Phase Power Available
Natural Gas	Available
Water Service	Owner-Supplied Cistern
Sewer Service	Owner-Supplied Field System
Ideal Uses	Industrial, Service Commercial, Storage Yard, Logistics

JUDITH RIMMER, Vice President

(780) 405.9333 jrimmer@remaxexcellence.com



PROPERTY INFORMATION

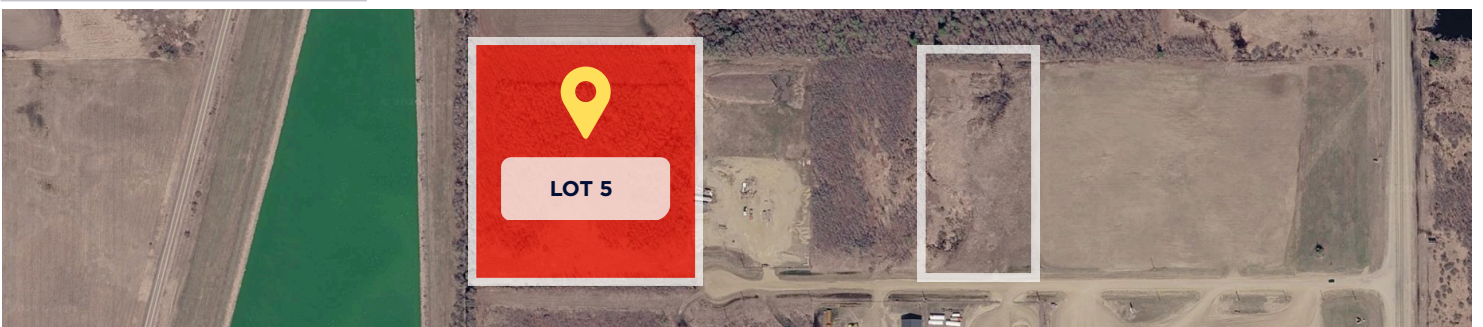
LOT 2

Address:	6 650074 AB-63, Athabasca County, AB
Legal Description	Plan 0826570, Block 1, Lot 2
Municipality	Athabasca County
Lot size:	4.95 Acres
2025 Property Taxes	\$2,137.61
Price Per Acre:	\$35,350
Sale Price:	\$175,000



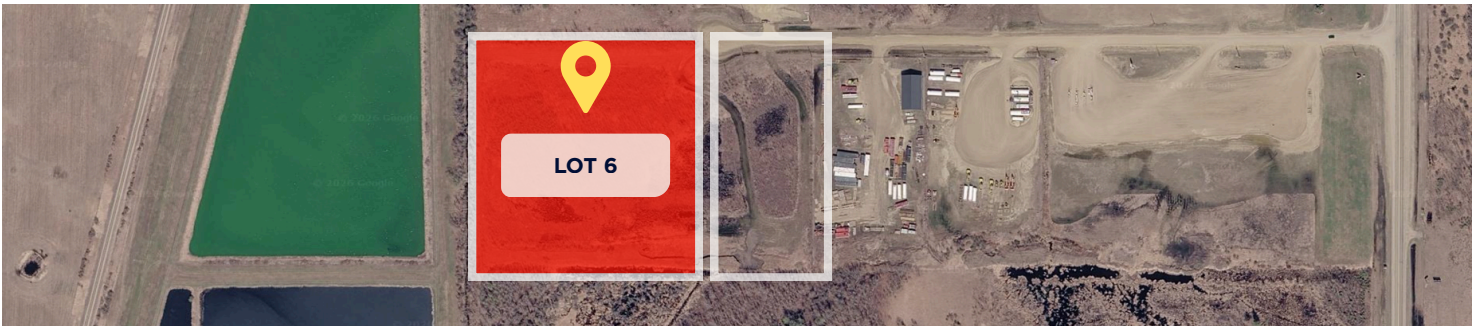
LOT 5

Address:	18 650074 AB-63, Athabasca County, AB
Legal Description	Plan 0826570, Block 1, Lot 5
Municipality	Athabasca County
Lot size:	9.45Acres
2025 Property Taxes	\$3,181.75
Price Per Acre:	\$31,750
Sale Price:	\$300,000



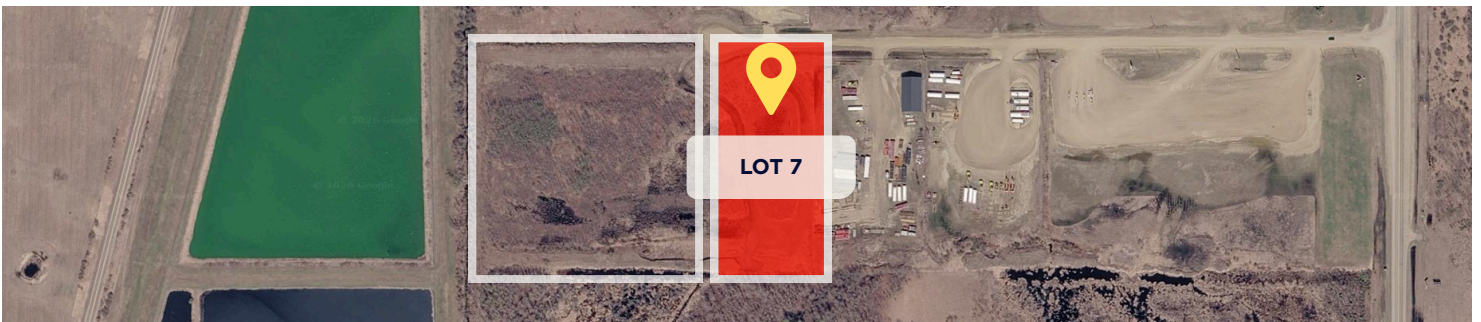
LOT 6

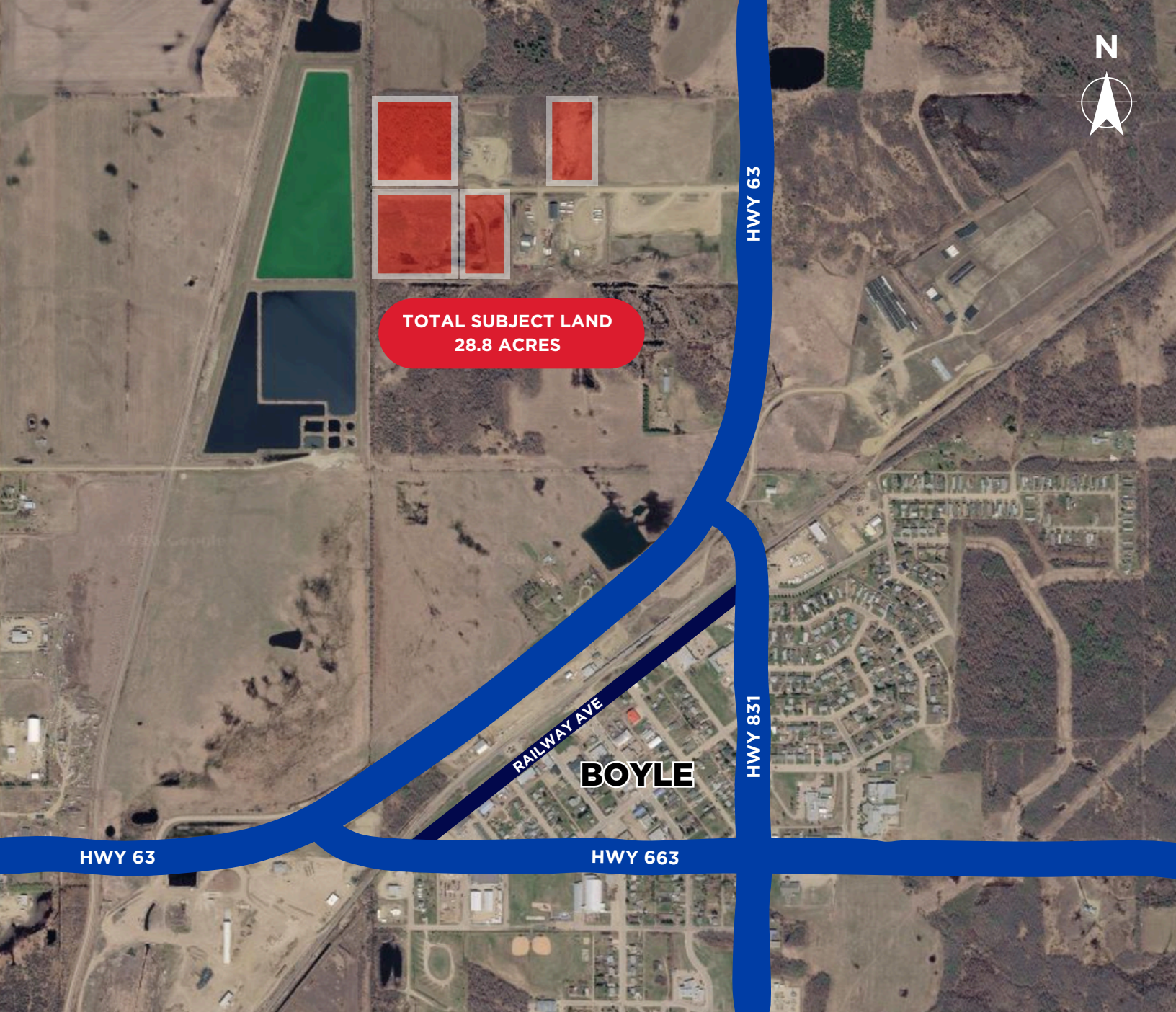
Address:	25 650074 AB-63, Athabasca County, AB
Legal Description	Plan 0826570, Block 1, Lot 6
Municipality	Athabasca County
Lot size:	9.45 Acres
2025 Property Taxes	\$3,268.67
Price Per Acre:	\$31,750
Sale Price:	\$300,000



LOT 7

Address:	21 650074 AB-63, Athabasca County, AB
Legal Description	Plan 0826570, Block 1, Lot 7
Municipality	Athabasca County
Lot size:	4.95 Acres
2025 Property Taxes	\$2,144.56
Price Per Acre:	\$35,350
Sale Price:	\$175,000





**TOTAL SUBJECT LAND
28.8 ACRES**

HWY 63

HWY 831

RAILWAY AVE

BOYLE


HWY 63


HWY 663

CONTACT:

JUDITH RIMMER

Vice President | Investments - Multifamily, Land, & Business Sales

 (780) 405.9333

 jrimmer@remaxexcellence.com



This brochure is for general informational purposes only. No warranty is made regarding the accuracy of the information, which is subject to errors, omissions, price changes, and withdrawal without notice. The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified, and as such, cannot be warranted nor form a part of any future contract. All measurements should be independently verified by the Purchaser/Tenant. REMAX Excellence independently owned and operated, and shall not be held liable for any loss and damages arising from information provided in this brochure. Stats are subject to change; please call for more information. 201, 5607 - 199 Street, Edmonton, AB T6M 0M8