

BUILT FOR BUSINESS

HIGHWAY 18

CORRIDOR



TOWN OF
Westlock

Identification	Address	11360 100 Street	
	Site Name/Description	Aspendale - SE (113 Ave & HWY 18)	
	Municipality	Town of Westlock	
	Legal Description	9925313 11 3	
	Tax Roll	3289000	
	Site Information	Listed Price	\$215,000
		For Sale/For Lease	For Sale
		Property Sub-Type	Vacant Commercial Land
		Zoned	CH (Highway Commercial District)
		MDP Designated	CH (Highway Commercial District)
Building on Site (Yes/No)		No	
Details		-	
#Sq Ft		-	
Land (Yes/No)		Yes	
#Acres		3.03	
Assessed Value		\$268,000	
Price Per Acre (based on Listed Price)		\$88,489	
Condition (Shovel Ready)		No (Services available less than 80 m along 113 Ave or 100m along HWY 18 on the south side)	
Electricity (Yes/No)		Yes	
Electrical Provider		Fortis supply the power to site, but the potential customer will need to explore retailers of their choice. Retailers can be found here ucahelps.alberta.ca	
Service Capacity		FortisAlberta does invest in its infrastructure which can help reduce upfront costs to energize a project.	
Natural Gas (Yes/No)		Yes	
Provider		Apex Utilities	
Service Capacity		TBD	
Co-Generation Capacity		TBD	
Access to Potable Water (Yes/No)	Yes (Connection to municipal service available less than 80 m along 113 Ave or 100m along HWY 18)		
Provider	Municipal Service		
Service Capacity	200 mm line along 113 Ave or 250mm line along HWY 18		
Access to Wastewater Services (Yes/No)	Yes (Connection to municipal service available less than 80 m along 113 Ave or 100m along HWY 18)		
Provider	Municipal Service		
Service Capacity	200 mm line along 113 Ave or 200mm line along HWY 18		
Access to Communications	Yes		
Provider - Cellular Services	Multiple options available		
Service Capacity	Depends on chosen Provider		
Provider - Internet/Wi-Fi/Business Phones	Multiple options available, Fibre connectivity available		
Service Capacity/Infrastructure/Speed	Depends on chosen Provider		
Present Use of Site	Vacant Commercial/Unspecified/Surface Parking		

Site Information	Property Uses in Surrounding Land	Improved Commercial/Retail/Gas Station/Future Residential
	Additional Information	Stormwater Management Facilities (~2.22 acres) identified in ASP to be located NE corner of Aspendale. Residential area adjacent, owners aware of CH zoning (MDP). Provincial setbacks may apply.
Permitting & Costs	Business Setup Requirement and Costs (i.e. Building Permit, Development Permit, Business Permit, Business Licence, etc.)	www.westlock.ca/media/eyqbgd51/2025-development-services-fee-schedule-as-of-january-1-2025.pdf 
	Available Reports with Date of Issue	
	Area Structure Plan (ASP)	Aspendale ASP (2025). Draft plan, pending Council approval (ETA late 2025)
	Environmental (Site Assessments, Groundwater Evaluation, Geotechnical Evaluation, Biophysical Impact Assessment, etc.)	No
	Other (Traffic Impact Assessment, Stormwater Management, etc)	No
	Identify Any Environmentally Sensitive Habitat or Waterways	N/A
	Bylaws or Restricted Covenants Preventing any Specific Developments (i.e. waste disposal, noise, light, air or water pollution, dust, restricted fence heights)	Recommend land title search for anything registered on title Recommend land title search for anything registered on title www.alberta.ca/find-land-titles-documents-plans
	Municipal Tax Rate	www.westlock.ca/media/hiyftzy/2025-06-tax-rate-bylaw.pdf 
	Water/Sewer Fees (\$/M ³)	Required on this property www.westlock.ca/media/t4fi5fdd/utility-rates-and-fees-2025.pdf 
	Off Site Levies	Required on this property
Rates (Schedule K)	www.westlock.ca/media/qs5kimla/2023-10-off-site-levy-bylaw.pdf 	
Municipal Reserve	Will be required if subdivided	

Proximity	Specify Driving distance (km) to Major International Airport/ Other Airports	International: Edmonton International Airport - 95 km; Local: Westlock Airport - 5.6 km
	Specify Driving distance (km) to Secondary Highways	Highway 18 - Adjacent; Highway 44 - 1.4 km; Highway 2 - 10 km; Highway 661 - 21.4 km; Highway 651 - 22.2 km
Transportation	Road access for "Super B" trucking to site	Hwy 18 is a heavy truck route and the site will have the access to it  www.westlock.ca/media/qinc1n31/bylaw-2015-05-traffic_572fdca319.pdf?docId=65ac6dcc-f5dd-4483-b28f-695c5adff320
	Identify Roads Subject to Seasonal Bans or Load Limitations	N/A
	Access to CP rail (Yes/No)	No
	Identify CP rail access points - include distance from site	2 km
	Identify Intermodal Terminals - include distance from site	Westlock Terminals Intermodal Terminal - 5 minutes westlockterminals.com/home Edmonton's CP and CN terminals - 1 hour www.cn.ca/en/ www.cpkcr.com/en/about-cpkc
Training & Research Collaborative Opportunities	Please list relevant post-secondary and industry research and training facilities	University of Alberta www.oldscollege.ca/
Incentives/Special Offers	Please identify any incentives or special offers associated with this site.	Industrial incentives available  www.westlock.ca/media/vqupgwoo/2023-06-non-residential-property-tax-incentive-bylaw.pdf

Real Estate Details	Public Listing or Confidential Sale	Public Listing
	Contact Info (Realtor or Owner)	PriceLock Realty 780-349-0000
	Public Listing Details (Realtor Website)	TBD
Link to Location	Link to location on Google Maps or other virtual mapping service	app.munisight.com/TownofWestlock/Content/Site/DataManagement.aspx?sitelid=1&featureName=Cadastre_Public&keys=%7b%22id%3a%223045%7d 
Notes	Additional Information	TBD
Value Proposition	Please provide a summary of value proposition for this site	<ul style="list-style-type: none"> • Development Permitting in less than 2 weeks • Non-Residential tax incentive • Low municipal tax rates and Off-site levies • Close proximity to road and rail distribution networks with access in 12 -24 hours major US and Canadian sea ports • Edmonton International Airport • Access to cost effective utilities • Agriculture growth cluster • Growth industries are agriculture, transportation and manufacturing with accessible and adaptable skilled workforce • Trading area of ~1.6 million • High quality of life with access to healthcare, primary and secondary schools, and recreation and culture • Effective governance with incomparable regulatory efficiencies

Perfectly Positioned. Built for Business

Located at the heart of Westlock's growing economic landscape, the Highway 18 Commercial Corridor offers exceptional visibility, access, and strategic advantage. With direct connections to Highway 18 and convenient access to Highway 44, this corridor serves as a major gateway for retail, service, and commercial development in a high-traffic region of Alberta.

Positioned along one of the province's busiest routes, the corridor provides prime frontage, strong exposure to regional and local traffic, and seamless access to major markets. Combined with proximity to community amenities and a supportive, investment-ready environment, the Highway 18 Corridor is an ideal place to establish, expand, or elevate your business.

11360 100 Street – Ready for Development

- Highway Commercial (CH) zoning with direct highway access
- 3.03 acres, unserviced
- High-traffic exposure and strong market visibility, along future service road
- Competitively priced at \$215,000

Build Your Future in Westlock

Position your enterprise where opportunity meets accessibility.



Learn more or view other available parcels at www.westlock.ca/available-land

