

PRINCE ALBERT DAILY HERALD

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Vast possibility with commercial land up for sale in Prince Albert



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Published on May 08, 2014



© Herald photo by Tyler Clarke "I think the land's changed hands a number of times," area

Jon Kendrick screws in a sign on the north end of 15th Street East on Thursday as fellow Mark-It Signs employee Scott Weger looks on.

The sky's the limit when it comes to a swath of commercial land that's

gone up for sale near the centre of Prince Albert.

councillor Lee Atkinson said of the large lot of land on the north side of 15th Street East between about Third Avenue and Fifth Avenue.

“I don’t know of any specific interest at this moment, but I don’t know – I guess it could be anything.”

A few years ago there was a sign up on the property advertising it as a condominium project, Atkinson said. There were also rumours about two car dealerships relocating on the property.

It’s a uniquely long piece of land, city director of planning and development Rick Stuckenberg said, citing its large scale and high-traffic location as being full of potential for various types of development.

The sign put up on Thursday advertised 4.78 acres of commercial property for sale -- an area classified as “Parcel B,” implying that at least one more parcel will be made available for purchase.

The sign is the city’s first indication of action on the piece of land in a while, Stuckenberg said, noting that the land provides some great potential for the city if the right developer takes it on.

“From a land use perspective, I would like to see some higher-density and a buffer between the vacant land and the residential neighbourhood,” he said.

The land stretches from the north side of 15th Street East to the back lane of 13th Street East - a street made up of a combination of residential and small commercial properties.

With no 14th Street East, the land is two blocks thick.

“There’s a beautiful project in Edmonton that I’m reminded that was done on a piece of property similar to the one we’re looking at here,” Stuckenberg suggested.

I don’t know of any specific interest at this moment, but I don’t know – I guess it could be anything. Lee Atkinson

“They created professional offices that were half a flight downstairs and half a flight up”

The bottom half is commercial and the top half is residential, he said, noting that this combination of use provides “greater density, increases the tax base and people don’t have to drive to work.”

“That all comes to work with a forward-thinking owner/developer, but clearly I think the interest is going to be primarily on commercial property, but it would be nice to see the value-add of some kind of a buffer to the residential neighbourhood.”

The phone number on the sign advertising the 4.78 acres of land includes the phone number for Prism Holdings Ltd., which did not return a message requesting comment regarding the

property on Thursday.

Keen on seeing some use made of the long-vacant piece of land, Atkinson said that it's become one of few properties along 15th Street East that remains viable for commercial development.

Further east down 15th Street is a sore spot for Atkinson -- 15.9 acres of land between 12th Avenue East and 15th Avenue East on the south side of the road across from SIAST.

In 2011 the land was rezoned from industrial medium density to parkland -- a motion Atkinson and Coun. Charlene Miller voted against at the time.

Since that time, Atkinson notes that nothing has been done with the bush and grassland to make it more park-like.