Property information:

Site Name: Oyen Regional Railpark
Location: NW-35-27-4-W4
Latitude: 51° 21’ 20” N
Longitude: 110° 28’ 12” W
Ownership: Oyen Development Corporation
Site Size: 155 acres plus 125 acres in proximity
Rail Frontage: 3,000 feet direct access

Contact: Karen Jensen
karen.jensen07@cn.ca
CN Rail Connectivity:
- **Subdivision:** Oyen mainline milepost 65.98
- **Frontage:** 3,000 ft. (915 metres)
- **Operations:** Regular manifest service; can accommodate hook and haul unit trains

Specific Property information:
- **Zoning classification:** Agricultural; Town of Oyen supports Industrial rezoning
- **Electric:** Atco
- **Natural Gas:** Atco
- **Water:** Aquifer 3 miles east
- **Wastewater:** Town of Oyen
- **Telecommunications:** Telus and Netago
- **Highways:** Highway 41

Regulatory Assessments:
- **Environmental:** No issues identified
- **Heritage:** No issues identified
- **First Nations:** No issues identified
- **Conservation Authorities:** Supportive and engaged in site development

Suggested Fit for Use:
Agricultural, industrial, energy

By selecting a CN Rail Ready Site, you can:
- Reduce development and project build time
- Reduce investment risk by ensuring access to rail
- Increase speed to market for your products
- Lower costs due to mitigated risk

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Certification review by JLL is certified accurate as of March 2021