

# Why Vegreville?

The Town of Vegreville, with a population close to 6,000, is a vibrant "Fibre Connected" community rich in culture. As the service hub for the area, Vegreville boasts top-class education, medical, cultural and retail services. Our selection of available land and building opportunities can accommodate all sectors of commercial and industrial investment.... connecting you regionally, nationally and globally.

- **Diversified economic base**
- **Home of Innotech Alberta**
- **Home of ATCO's Call Centre**
- **Home of RJV Manufacturing**
- **Ready to go serviced industrial land**
- **A low-cost operating environment**
- **An excellent active quality of life**



**"ROOM TO GROW"**

**"ROOM TO INNOVATE"**

TOWN OF  
**VEGREVILLE**

  
**PROSPERITY  
INDUSTRIAL PARK**  
YOUR PATH TO PROSPERITY STARTS IN VEGREVILLE

  
**Eastern Alberta Trade  
CORRIDOR**  
**We Mean Business**

[Choosevegreville.com](http://Choosevegreville.com) [ecdev@vegreville.com](mailto:ecdev@vegreville.com)

June 2021

# Investment Opportunities

## Food & Agriculture

Vegreville is ideally positioned as an agricultural-based manufacturing/processing centre and is home to Innotech Alberta providing research support for companies to perfect their product for the marketplace. InnoTech is an R&D facility that also features a 13,000 sq. ft. processing pilot plant concentrating on decorticating hemp and flax fibres.

Within a 150km radius, Vegreville has access to close to 6,000,000 cultivated acres of feedstock which include field peas, canola, wheat, oats and barley. Alternative crops include hemp, faba beans, flax, and other pulse crops.



## Value-added Agriculture

Vegreville is ideally positioned as an agri-food based manufacturing/processing center . The Vegreville region has an abundant supply of raw materials to meet the demands of the growing plant protein market , pulse processing, snack/functional foods, or vegetable processing.

## Industrial Hemp

The future of the natural fibre composites (NFCs) market is attractive with opportunities in the automotive, building, construction, and especially textile industries.

Vegreville is the epicentre for Industrial Hemp processing and manufacturing with available land, existing building space, labour force skills and capacity to support industry growth in this space.

Farmers in the Vegreville region have been very innovative in growing and harvesting hemp. They see the potential in placing hemp in their rotation as a profitable crop that also absorbs carbon.



## Professional, Scientific and Technical Services

Vegreville is an excellent location for research/development, technical, consulting and engineering companies who service and support sectors such as oil and gas, value-added agriculture, and manufacturing. Vegreville is a fibre connected community with lower operating costs, a skilled labour force and is very well connected to major industry sectors.



# Site Selector Criteria

Vegreville offers competitive commercial/industrial land prices, excellent transportation logistics systems and a skilled workforce. Vegreville is strategically located on a transportation corridor with vast agriculture and manufacturing assets connecting to global markets.

## Transportation Network / Logistics / Access to Markets

- Vegreville is located on the Trans-Canada Highway 16 (4-lane), connecting to the western ports accessing Asian markets.
- Both CN/CP railways operate major intermodal container terminals in Edmonton approximately 100km from Vegreville.
- Highway 36, 22km east of Vegreville, is a major north-south corridor that connects to the U.S. and Mexican markets.
- Edmonton International Airport is just 1 hour away providing access to global air freight.
- Vegreville Regional Airport offers general aviation access and is UAV friendly.
- Major freight and courier companies provide daily service to Vegreville.



# Available Land

Land prices in Vegreville are reasonable with industrially zoned land available at very competitive prices, especially compared to communities around the Edmonton Region and Alberta's Industrial Heartland.

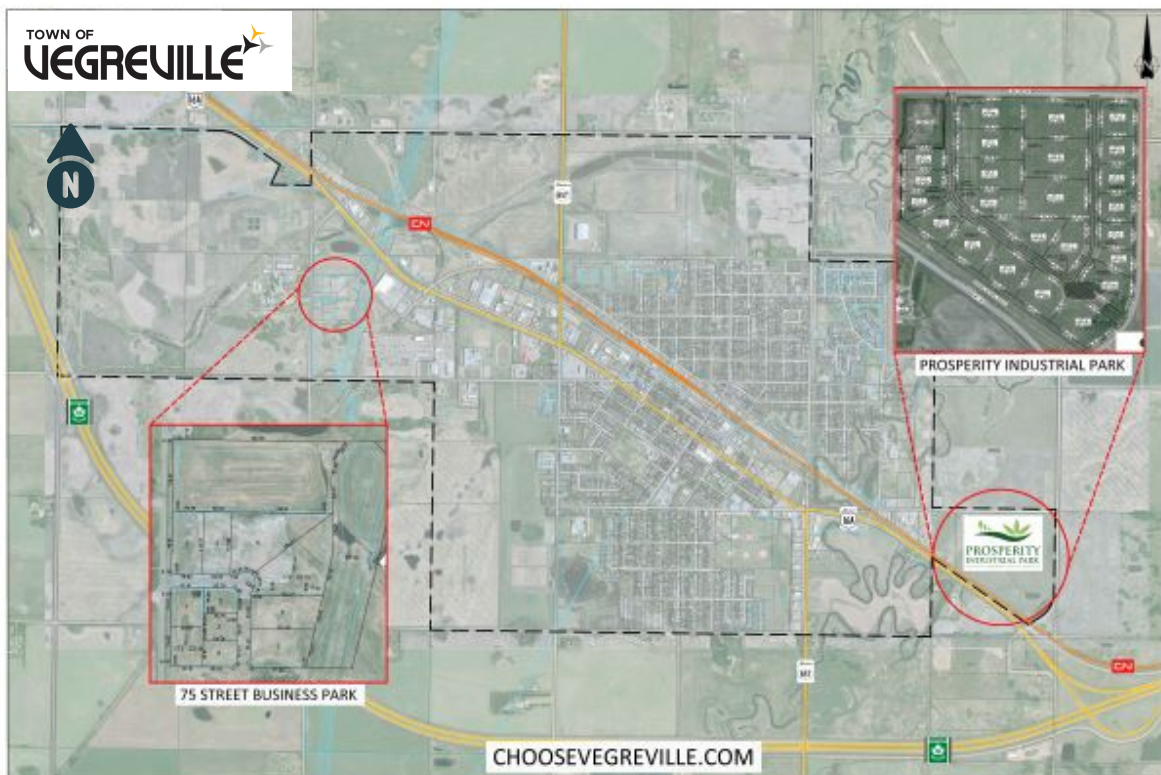
## Commercial and Industrial Park Development

### Prosperity Industrial Park

Located at the junction of Highways 16 /16A, east side of Vegreville, this park is accessed off Highway 16A . Municipal services are provided to the property line and is an excellent location for agriculture food and fibre processing as numerous lot sizes are available.

### 75th Street Business Park

Located next to Innotech Alberta, the 75th Street Business Park is suitable for service industrial and light industrial businesses. Fully serviced fibre connected lots of 1 to 3.5 acres are available. This is an excellent location for technology /digital research based companies.



Other commercial and industrial land is available at several key locations in Vegreville along with very affordable office space.



# Community Statistics



Population (2016)

**5,708**



Median age (2016)

**44.3**



Average Household Income  
(2016)

**\$88,000**



Average Value of  
Dwellings

**\$275,000**



Labour Participation rate (2016)

**68%**



% of Residents with Post-  
Secondary Education (2016)

**38%**

## Labour Force

- 29% of the local labour force have education in architecture, engineering and related technologies with additional strengths in management and science.
- A higher than average proportion of people have apprenticeship/trade certificates and diplomas.
- 47% of residents have a post-secondary certificate, diploma or degree.

## Utilities

For information about:

Electricity and Natural Gas Capacity/Providers  
Vegreville Economic Development: 780 632 3891

Water Rates:	Town of Vegreville 780-632-2606
Waste/Sewage Rates:	Town of Vegreville 780-632- 2606
Broadband Providers:	Telus "PureFibre" Highspeed Shaw, CCI, DigialWeb, MCSnet, Wildrose Xplornet

Broadband Capacity: Telus highspeed: Download 1800 Mbps  
Upload 940 Mbps

## Vegreville is a TELUS PureFibre™ optic community


- Vegreville is equipped with broadband internet. Telus PureFibre is the #1 internet technology for speed and reliability. Additionally, Telus is the only major provider in Western Canada with a 100% fibre optic connection to the home.
- Although our Telus PureFibre is a fast and reliable connection for anyone, maybe you prefer to opt for a traditional internet cable connection. Luckily, here in Vegreville has access to service from several internet providers.

# Tax Rates 2021

SUMMARY TAX RATES	Residential	Small Business	Non-Residential	Machinery & Equipment
Municipal (General)	7.9864	14.9147	18.6525	18.6525
Municipal (Policing)	1.2393	2.3144	2.8945	2.8945
M.D Minburn Foundation	0.227	0.227	0.227	0.227
Provincial Assessor	-	-	-	-
Education	2.7249	3.9807	3.39807	-
Total	12.17776	21.4368	25.7547	21.771

**Alberta has the lowest corporate tax rate in Canada at 8%. Value added tax rate is 5%.**

23% combined tax rate (federal/provincial) and no provincial tax on:

 Retail sales
  Payroll
  Capital
  Manufacturing

Vegreville is a great community in so many ways. From its location on the Yellowhead Highway (#16), less than an hour east of Edmonton, to its affordable real estate (both residential and commercial), to its leading-edge research centre, Innotech Alberta, thus answering the question.....

## Why Vegreville ?

We strive to provide current and accurate information, however it is subject to change.

Please contact  
[ecdev@vegreville.com](mailto:ecdev@vegreville.com) for the latest information.

 780-632-3891

