



ALBERTA VENTURE INDUSTRIAL PARK

FOR SALE

56 AVENUE AND 41-43 STREET, LEDUC, AB

**PRICE
REDUCED!**

**0.93 ACRES
NOW \$400,000**

LOTS 4 & 5
UNCONDITIONAL

LOT 28
\$400,000

LOT 24

LOT 23

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THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE

OFFERING SUMMARY

NAI Commercial Real Estate, have been retained by the developer on an exclusive basis to arrange the sale for “develop ready” CBO and IL Zoned lots ranging from 0.93 Acres up to 4.97 Acres (contiguous). The parcels are strategically located in Leduc, Alberta (the “Property”). The professionally subdivided lots available are 23, 24 & 28.

The Opportunity can be acquired free and clear of any existing financing. Expressions of interest will be dealt with as received.

PROPERTY HIGHLIGHTS

- Flexible Zoning:** Lots are designated IL - Light Industrial zoning & Commercial Business Orientated CBO
- Lower Cost to Entry:** Parcels competitively priced compared to Edmonton and other similar parcels in the Nisku/Leduc area
- Attractive Property Taxes:** Leduc offers a Lower Mill Rate in comparison to the city of Edmonton 22.22 vs 11.91
- Build to Suit Opportunities:** Developer will Turn Key custom building package
- Strategic Transportation Corridor:** Convenient access to the 65 Avenue Expansion, QEII HWY, Airport Road and the Nisku/Leduc Spine Road

COMPETITIVELY PRICED FROM \$430K PER ACRE
DEVELOP READY PARCELS LOTS RANGING FROM 0.93 ACRES UP TO 4.97 ACRES (CONTIGUOUS).

LOT 5
1.04 AC
UNCONDITIONAL
LOT 4
1.04 AC

LOT 28
0.93 AC
\$400,000

LOT 23
1.88 AC
LOT 24
3.09 AC

PARCEL	ADDRESS	SIZE	PROPERTY TAXES	SALE PRICE
LOT 4	5605 - 43 STREET	1.04 ACRES	\$6,465.38	UNCONDITIONAL
LOT 5	5607 - 43 STREET	1.04 ACRES	\$5,941.86	UNCONDITIONAL
LOT 23	4103 - 56 AVENUE	1.88 ACRES	\$9,986.00	\$812,160
LOT 24	4105 - 56 AVENUE	3.09 ACRES	\$15,351.99	\$1,334,880
LOT 28	5509 - 43 STREET	0.93 ACRES	\$5,941.86	\$432,450 \$400,000

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PROPERTY INFORMATION

ZONING	IL - Light Industrial and CPO & Commercial Business Orientated CBO
AREA	Telford Industrial
SERVICING	Fully serviced underground
ADDITIONAL FEATURES	Curb and gutter development
SALE PRICE	Starting from \$435,000 per acre

LOCATION

Strategically located fronting 43 Street, the lots are situated just east of the QEII providing direct global freight and passenger reach via the Edmonton International Airport ("EIA"), highway systems and rail infrastructure.

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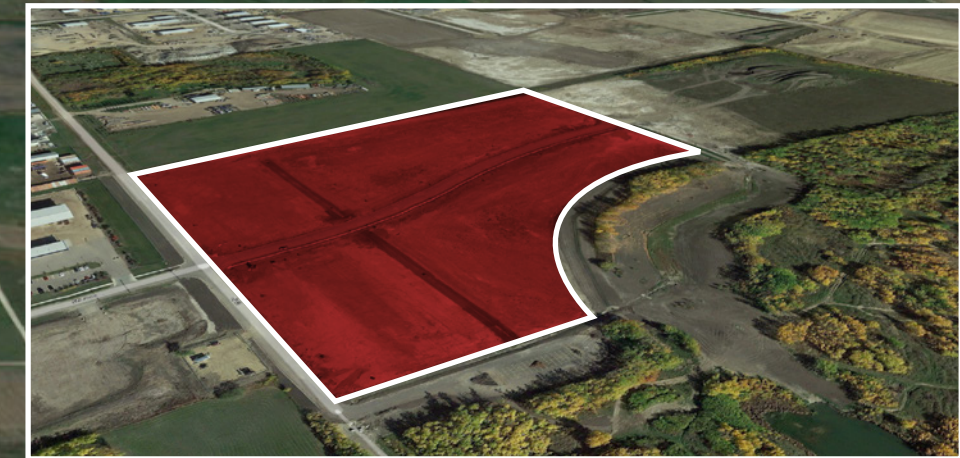
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NAI Commercial



LOCATION	TRAVEL TIMES
Downtown Edmonton	37 min drive
Edmonton International Airport	9 min drive
Nisku	11 min drive
Downtown Leduc	3 min drive

Google Earth