

# FOR SALE

~~156.2~~ 116.2 ACRES 1/2 MILE FROM CITY OF LEDUC  
24420 Highway 623, Leduc County, AB



## HIGHLIGHTS

- Great location for future development
- Located 1/2 mile from the City of Leduc
- Close to Nisku
- 1/2 mile to new major north/south road (Nisku Spine Road)
- 4 miles from QE II Highway
- Zone AG (Agricultural District)
- Comes with 2 family homes, barns and out buildings
- ~~156.20~~ 116.20 acres (+/-)
- Ideal for either Industrial Park or Residential Development

## CONTACT

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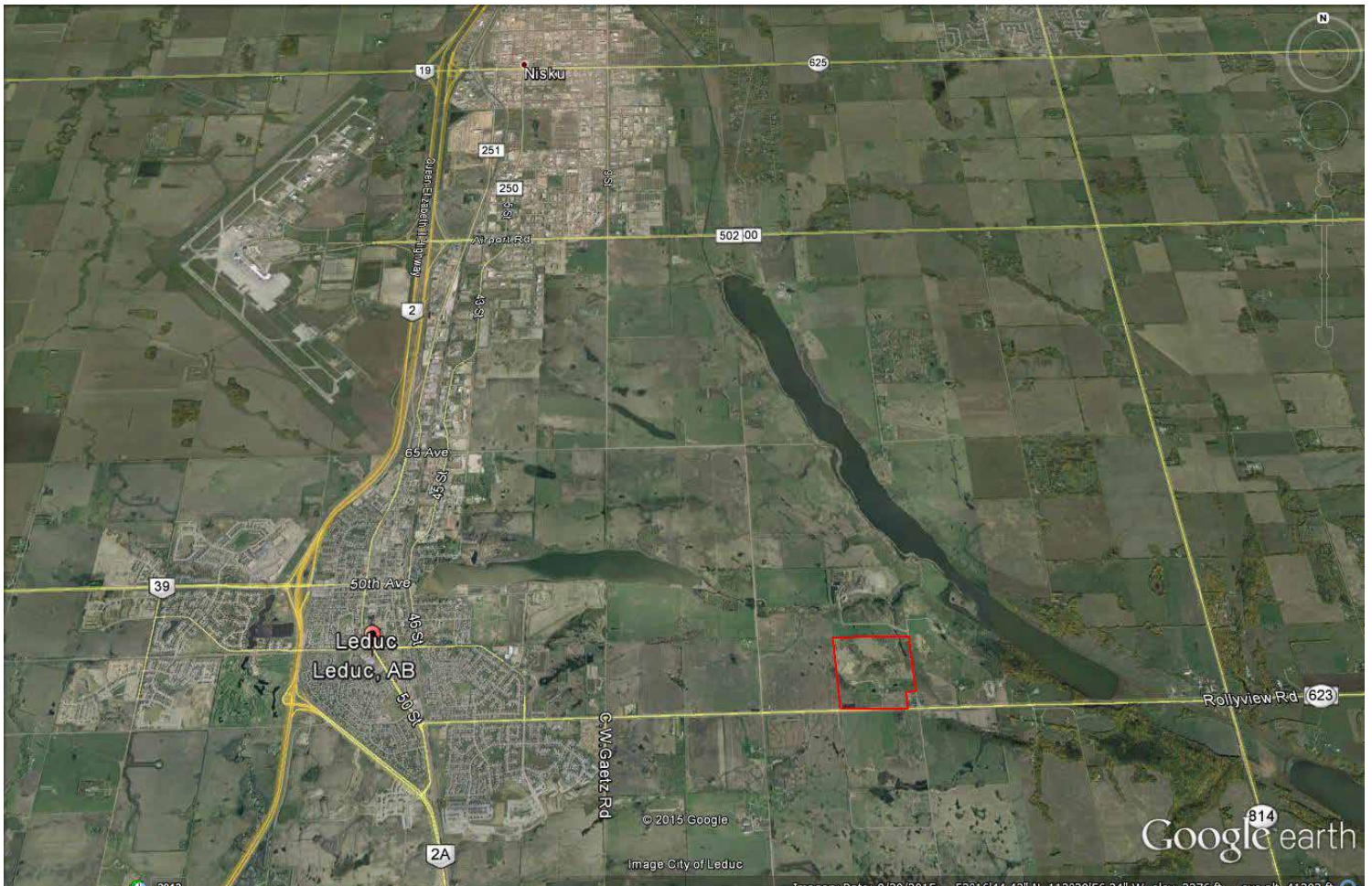
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## PROPERTY DETAILS

MUNICIPAL ADDRESS	24420 Highway 623 Leduc County, AB T9E 2X2
LEGAL DESCRIPTION	SE 1/4; Sec 29; Twp 49; Rge 24
LOCATION	NW Corner of Highway 623 (Rollyview Rd) and TWP Rd 244
ZONING	AG (Agricultural District)
POSSESSION	Negotiable

## FINANCIALS

ASKING PRICE	\$50,000/acre = \$5,810,000.00
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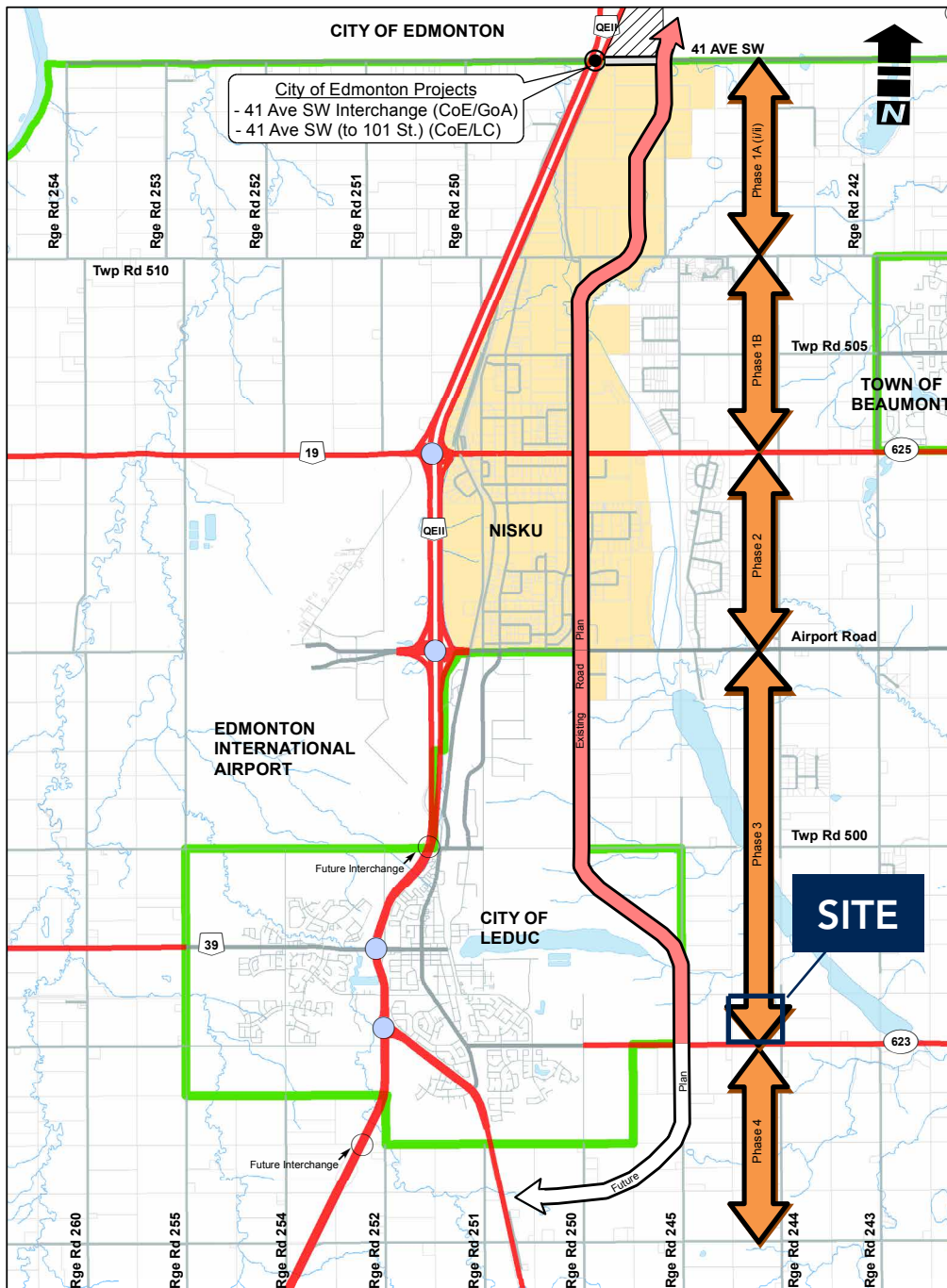
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# PROPERTY LOCATION

## Nisku Spine Road - Total Project Map

- This project was divided into four phases (1-4)
- Phase 1 was divided into two sub-phases (A & B)
- Phase 1A further divided into two sub-phases (i & ii)



November 2015



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