



Map

Land Commercial For Sale		LP:	\$635,000
New Sarepta	New Sarepta	80 Lse Rate:	
Centre St North of Centre Av		T0B 3M3 SP:	

Listing ID #: E4462761
Trans Type: For Sale
Sale Type:
Zoning: RU3
Prop Taxes: \$967.40 / 2025
Other Types: LAN, MFC

Time
Linc #: 0039399259
Land Size SF: 10,654,776
Land Size Acres: 24.460
Lot Frontage:
Subj Prop Width:

ACTIVE



Schedule a Showing

Legal Plan/Block/Lot: 2320306 / 1 / 2A **Unit #:** **M:** **R:** **T:** **S:** **Q:**

Judicial Foreclosure: Looking for a Developer to help buyers seeking a slower pace in a small-town setting. This 24.46 acre parcel gives you the opportunity to enhance the commercial choices in town plus build single and multifamily homes for some great families to purchase. Much of the preliminary work is done and the County of Leduc can help you verify what has been done and let you know what you need to get started. New Sarepta offers local shops and schools, and you are located in close proximity (less than 30 minutes) to Sherwood Park, Edmonton, Leduc (Airport), Camrose plus Northern Bear and Eagle Rock Golf Courses.

**Private
Remarks:**

Property Details

Ownership Interest: Judicial Sale
Title to Land: Fee Simple
Env Asmt Phase:
RPR Survey Available: No
Seller Rights Res: No

General Building Details

Building Type: See Private Remarks
Construction: Other
Subject Space SqFt: 0
Subject Space Width:
Year Built: 1970

Land

Site Services: See Remarks
Water Supply: See Remarks
Sewer / Septic: See Remarks

Multi Family

# of Storeys:	0.0	Total # of Units:	0
# of 1 Bedroom Apts:	0	# of Bachelor Apts:	0
# of 2 Bedroom Apts:	0	# of Penthouse Apts:	0
# of 3 Bedroom Apts:	0	# of Other Units:	0
# of 4+ Bedroom Apts:	0	# of Parking Spaces:	0
# of Studio Apts:	0		

APOD Information

Gross Operating Income: \$0
Other Income: \$0
Effective Gross Income: \$0
Expense Total: \$0
Total Op Expenses: \$0
Net Operating Income: \$0
Cap Rate: 0.00

Business/Business w/Property

Major Business Type:
Minor Business Type:

Lease Details

Lease Type:
Net Lse Rate SF/Annum:
Lease Term (in Months):

Lease Op Cost SqFt:
Subject Space SqFt: 0
Co-Op Commission Lease:

Appointment Name:

Appointment Phone #:

Listing Agent: Richard B Wallman - Ph: 780-905-5559
Listing Agent Email: rwallman@remax.net
Listing Firm: RE/MAX Real Estate
Off#: 780-488-4000

Appointment:

Listing Agent 2:
Listing Firm 2:

Listing Agent URL: http://www.richardwallman.com
Listing Date: 10/19/2025 **DOM:** 0
Possession: / / TBD Court
Co-Op Commission: 3.5%/100 1.5Bal

Pending Until:

Sold Date:

Completion Date:

Buyer Agent:

Buyer Office:

Sold Price:

Input Date: 10/19/2025 9:10 PM

Expiry Date:

Buyer Agent 2:

Buyer Office 2: