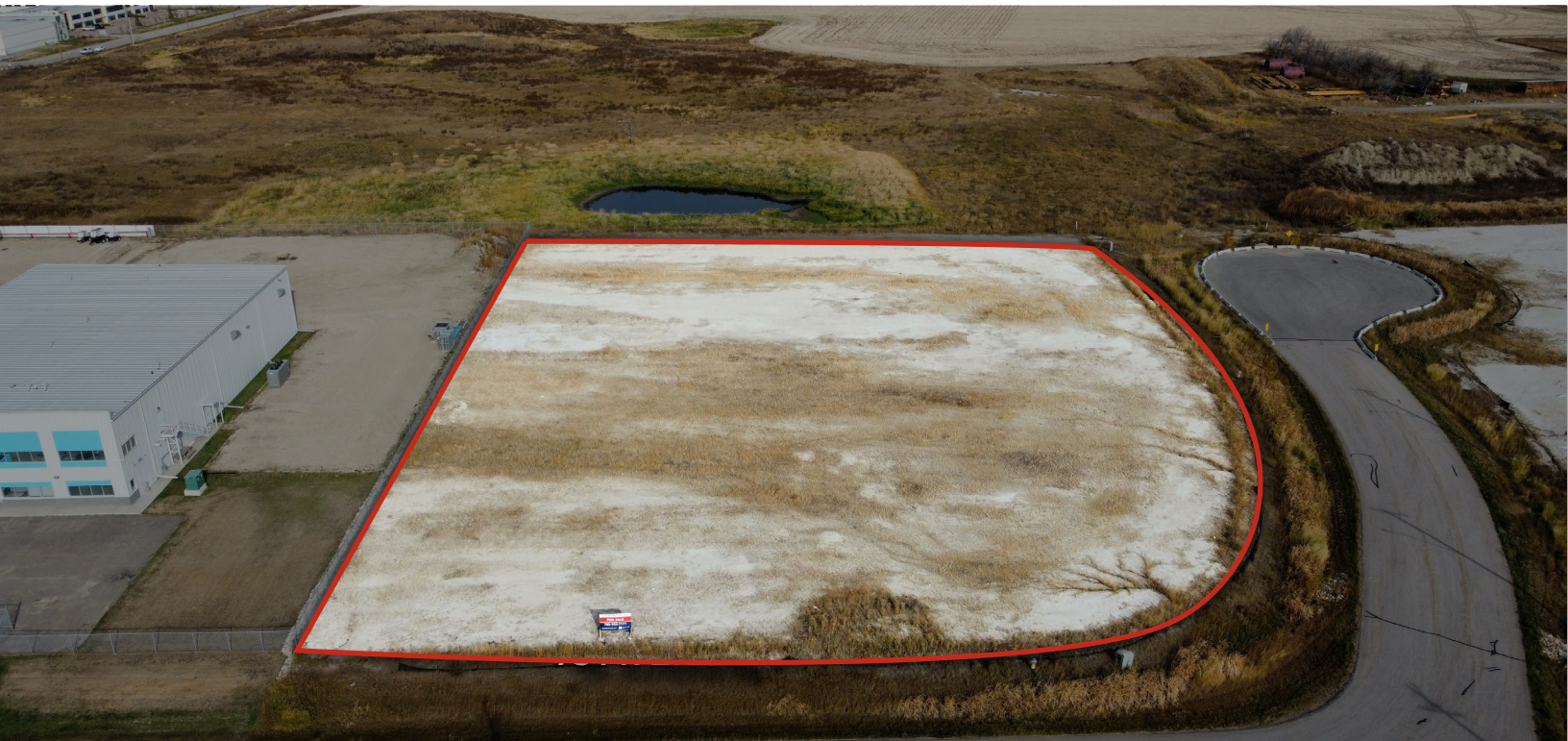


FOR SALE

2.52 ACRE INDUSTRIAL LOT IN LEDUC BUSINESS PARK

79 Avenue, Leduc, AB



HIGHLIGHTS

- Fully serviced industrial land
- 2.52 ± acre lot available
- Ready for immediate development
- Build to suit options available
- Lots are stripped and graded
- Excellent geotechnical qualities
- Leduc Business Park has high development standards ensuring long term integrity
- Access to the High Load Corridor
- Easy access to the Edmonton International Airport

CONTACT

BERT GAUDET

Director, Associate Broker
T 780.955.7171 C 780.984.8302
bert@royalparkrealty.com

KELLY GIBBON

Director, Associate
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ROYAL PARK
REALTY™

T 780.955.7171 F 780.955.7764
#25, 1002 7 Street, Nisku, AB T9E 7P2

royalparkrealty.com

OVERVIEW - PHASES 5, 7, 8, 9 & 10 LEDUC BUSINESS PARK



- Sold
- Pending
- Conditions Lifted
- Option to Purchase
- Current/Proposed Farm Air Development



5 MIN
from the Edmonton
International Airport



EASY ACCESS
to QEII Highway



15 MIN
south of Edmonton



30 MIN
to downtown
Edmonton



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1 Lot Available

- 2.52 acres ±



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PROPERTY DETAILS

ZONING	M2 (Medium Industrial)
MUNICIPAL ADDRESS	3402 79 Avenue, Leduc, AB
LEGAL ADDRESS	Plan 132 3039 Block 7 Lot 3
BUSINESS PARK	Leduc Business Park

LEDUC BUSINESS PARK LOCATION



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ADDITIONAL LOTS AVAILABLE IN LEDUC

INTERESTED IN PURCHASING LAND IN THE LEDUC BUSINESS PARK
BUT THESE LOTS DON'T QUITE FIT YOUR NEEDS?
CHECK OUT THE ADDITIONAL LOTS AVAILABLE BELOW!



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ADDITIONAL LOTS AVAILABLE IN LEDUC



PHASE II
NEW LOTS
AVAILABLE!

65 AVENUE AND RR 250
NOW FULLY PAVED!



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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.



- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

BERT GAUDET Director, Associate Broker



In 2010 Bert, as an owner of Garstad and Whittingham Realty, joined forces with the Royal Park Realty team. He has 20 years of commercial real estate experience, with specific knowledge of the Nisku/Leduc market.

Bert enjoys providing personalized service to his clients and prides himself on building long-term relationships with them. He is passionate about putting together deals and consistently producing results.

KELLY GIBBON Director, Associate MBA



Kelly takes great pride in the service that provides. His focus is aligning his efforts with the goals and desires of his clients. This approach has been extraordinarily beneficial to the people and companies that he represents and has helped Kelly create many long term relationships as a trusted advisor.

Kelly's thorough attention to detail as well as his creative approach to problem solving has made him a huge asset to his real estate clientele.



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