



Township Road 25, Leduc County

**Agricultural Land**



## PROPERTY DETAILS

Address:	SE-17-50-24-W4M, Leduc County
Legal:	MER 4, RNG 24, TWP 50, SEC 17, QTR SE
Zoning:	10-AG Agriculture
Total Size:	83.48 Acres (+/-)
Sale Price:	\$888,000.00



## PROPERTY HIGHLIGHTS

- 70 (+/-) Acres of cropland
- Located just east of Nisku and Leduc, this land is ideal for anyone in the agricultural business looking for more crop-ready land
- Minutes from Leduc, Nisku, Beaumont and the International Airport
- Located right on Airport Road (Township Road 502)
- 3.48 Acres of tree land with a creek

**PRICE REDUCED**



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- Close proximity to Edmonton, Beaumont, Century Mile Racetrack/Casino, Premium Outlet Mall and Leduc Business Park
- Quick access to major highways including Airport Road, Highway 625, Sparrow Drive and Spine Road (9 Street)

**MARKET HIGHLIGHTS**

**TRANSPORTATION HUB**

Easy access to the QEII Highway and the EIA. direct access to the CANA-MEX Corridor that leads to the USA and Mexico

**HEAVY INDUSTRIAL LAND**

The ability for heavy industrial companies to conduct their business in a friendly and safe location. The ideal home and zoning for energy, fabrication and manufacturing service businesses

**EDMONTON INTERNATIONAL AIRPORT**

The largest landmass of any Canadian airport, this busy inland port has uncongested access by rail from Prince Rupert/Vancouver and onward by air or truck to all points in Canada and the US

**HIGHLOAD CORRIDOR (HLC)**

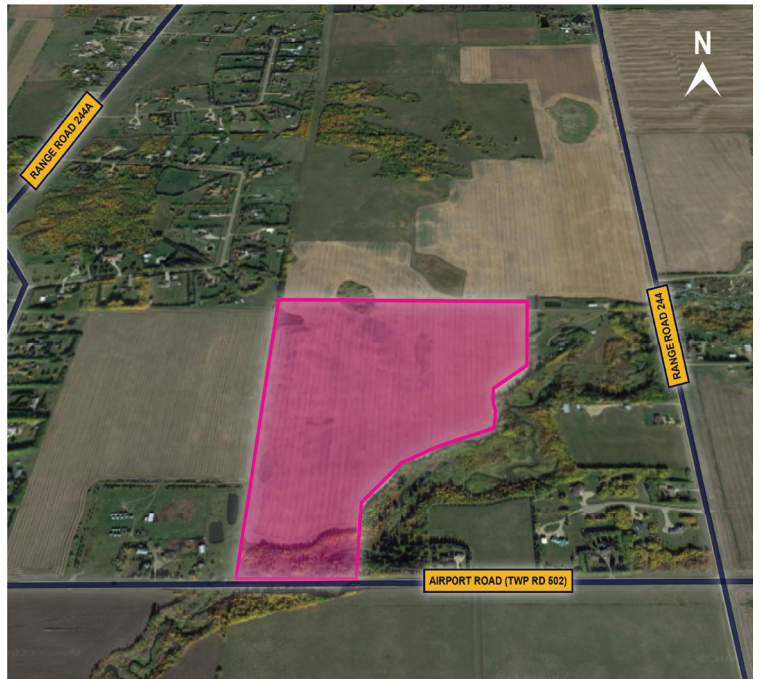
The HLC consists of designated highways with overhead utility lines raised to accommodate higher loads. Running through the heart of Nisku with access to Grande Prairie and Fort McMurray in the north

**COMMERCIAL OPPORTUNITIES**

The HLC consists of designated highways with overhead utility lines raised to accommodate higher loads. Running through the heart of Nisku with access to Grande Prairie and Fort McMurray in the north

**PORT ALBERTA**

Where industry lives and works in a tax-friendly environment. Home to COSTCO, Premium Outlet Mall and Century Mile Racetrack & Casino



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