



Colliers

HWY
QEII

Edmonton Soccer Dome

CP Rail

Amazon Horizon Facility

Nisku
Spine
Rd

41 Ave

Property

2,650 ft
Dimensions are
approximate
650 ft

Also Available

41 Avenue SW, Leduc County, Alberta

±40 Acres of Land for Sale or Lease

Jim Bijou, SIOR

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Accelerating success.



Property Profile

Lot Area 39.29 Acres

Legal Description Plan: 3020RS Lot: B

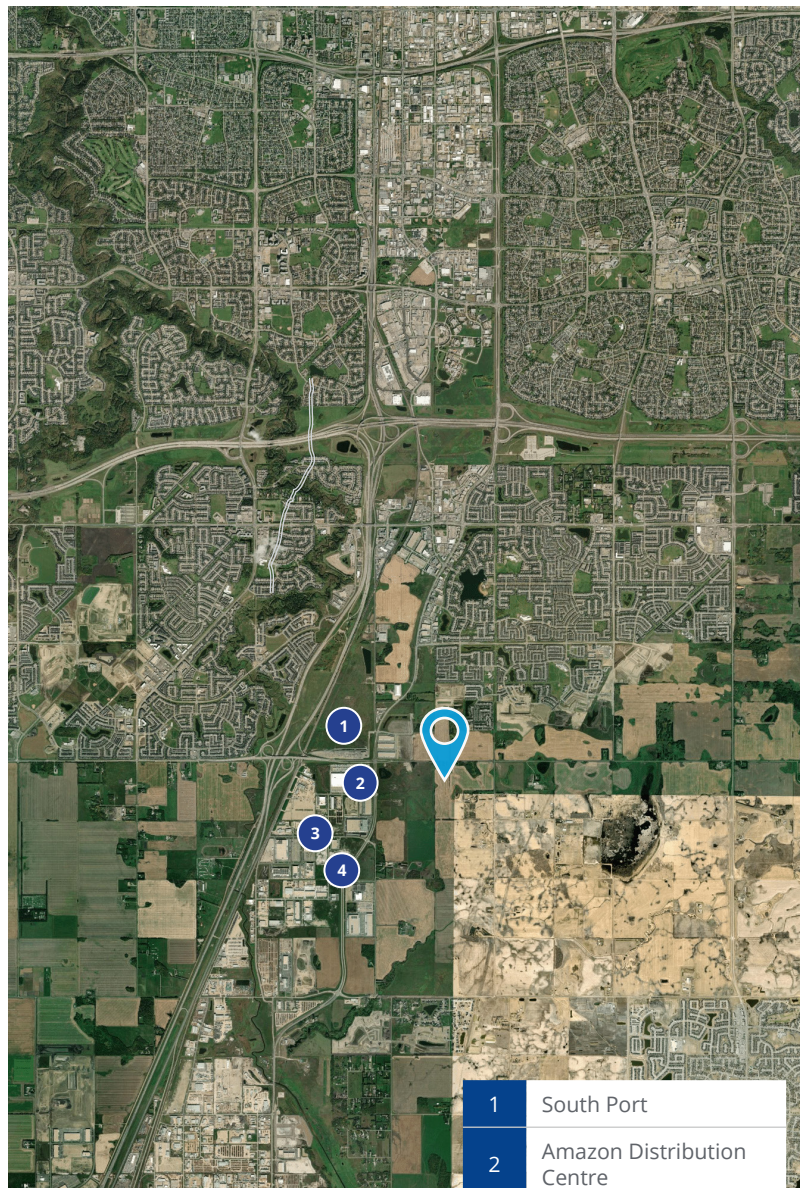
Site Dimensions 663' x 2,582'

Zoning AG - Agricultural
(Included in the area structure plan as future industrial)

Price per Acre \$105,000

Gross Rate \$0.25 PSF

- Comments**
- Excellent access to Queen Elizabeth Highway (Highway 2)
 - A short 5 minute drive to south Edmonton



Subject property

1	South Port
2	Amazon Distribution Centre
3	Union Tractor Ltd.
4	Red-L Distributors

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