



Colliers

41st Ave SW, Leduc County, Alberta

# Nearly 40 acres of land For Lease

39.29 acres of open land available for lease just off 41st Avenue SW, benefiting from its close proximity to Edmonton and the Queen Elizabeth Highway (Highway 2). The land is zoned AG but is future industrial and included in an area structure plan.

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# Property Profile

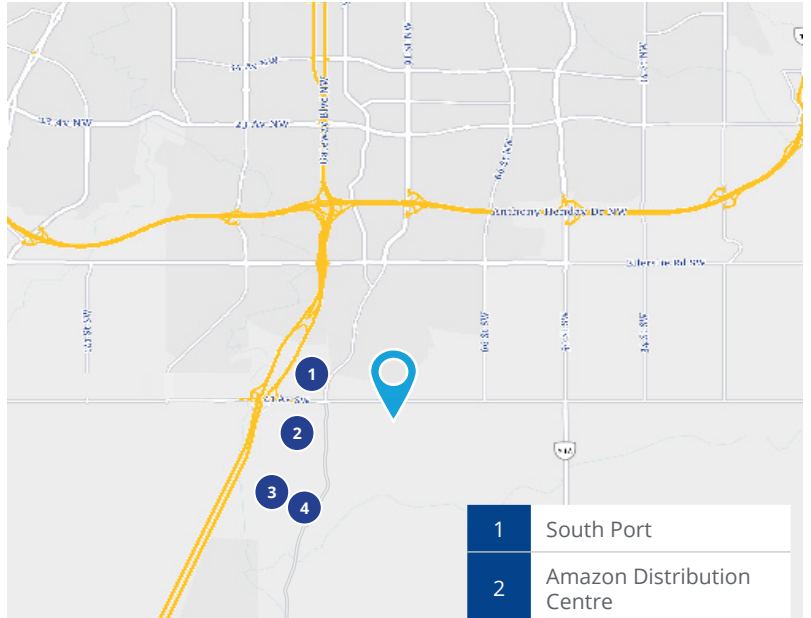
**Lot Area** 39.29 Acres (AC)

**Site Dimensions** 663' x 2,582'

**Zoning** AG - Agricultural

**Legal Description** Plan: 3020RS Lot: B

**Gross Rate** \$0.25 PSF



 Subject property

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



Nearly 40 acres of land available for lease



Excellent access to Queen Elizabeth Highway (Highway 2)



A short 5 minute drive to south Edmonton

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