

# FOR SALE

## LEDUC FUTURE DEVELOPMENT LAND

4; 25; 49; 33; NW, Leduc, AB

PRICE REDUCED!



### HIGHLIGHTS

- 150 Acres (+/-)
- The City of Leduc has annexed this land
- Located within the approved West Area Structure Plan
- Future development
- Gas and power services to the property line

### CONTACT

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REALTY™

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# PROPERTY DETAILS

MUNICIPAL ADDRESS TWP 500 & RR 254,  
Leduc, Alberta

LEGAL DESCRIPTION 4; 25; 49; 33; NW

ZONING UR (Urban Reserve)

PARCEL 1 80 Acres (+/-)

PARCEL 2 69.9 Acres (+/-)

TOTAL SITE SIZE 149.9 Acres (+/-)

POSSESSION Immediate

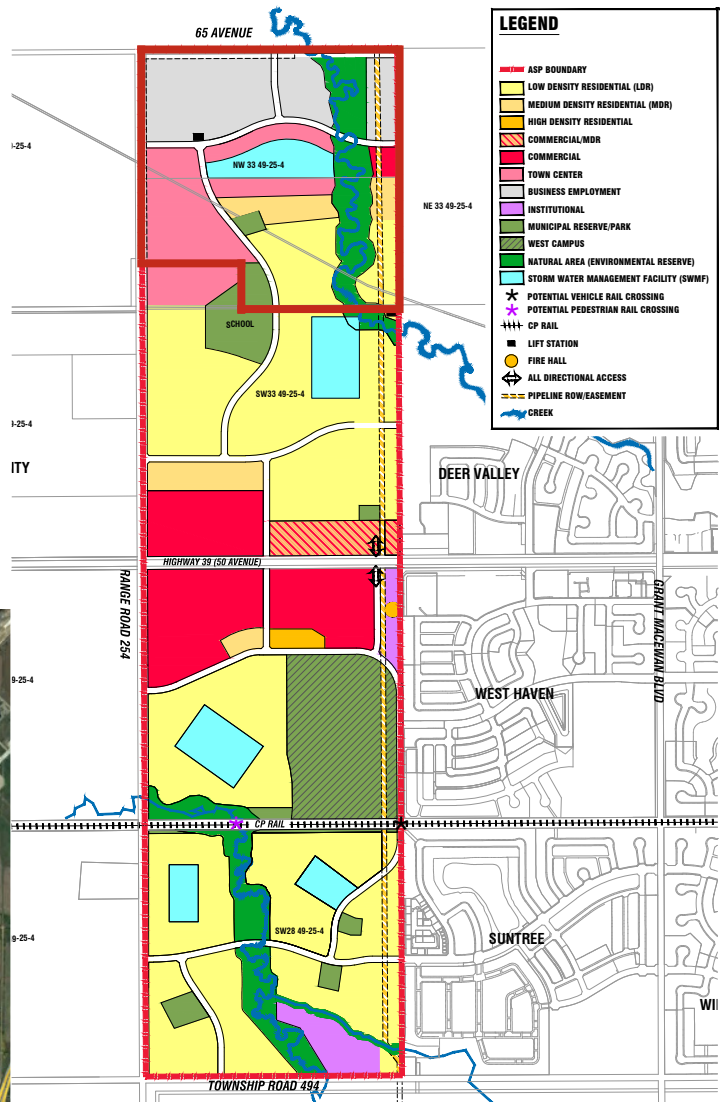
# FINANCIALS

SALE PRICE ~~\$110,000/acre~~ \$95,000/acre

# PROPERTY LOCATION



# LAND USE CONCEPT PLAN





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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 The offering may be withdrawn at any time without notice or cause.