

FOR SALE

89 ACRES 1/2 MILE FROM CITY OF LEDUC

24420 Highway 623, Leduc County, AB



HIGHLIGHTS

- 89 acres ± available in approximately 40 acre lots
- Subdivision approval required
- Great location for future development
- Located 1/2 mile from the City of Leduc
- Close to Nisku
- 1/2 mile to Nisku Spine Road
- 4 miles from QE II Highway
- Zone AG (Agricultural District)
- Ideal for either Industrial Park or Residential Development

CONTACT

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Senior Associate

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REALTY™

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#201, 9038 51 Avenue NW, Edmonton, AB T6E 5X4

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PROPERTY DETAILS

MUNICIPAL ADDRESS	24420 Highway 623 Leduc County, AB T9E 2X2
LEGAL DESCRIPTION	SE 1/4; Sec 29; Twp 49; Rge 24
LOCATION	NW Corner of Highway 623 (Rollyview Rd) and Range Rd 244
ZONING	AG (Agricultural District)
POSSESSION	Negotiable

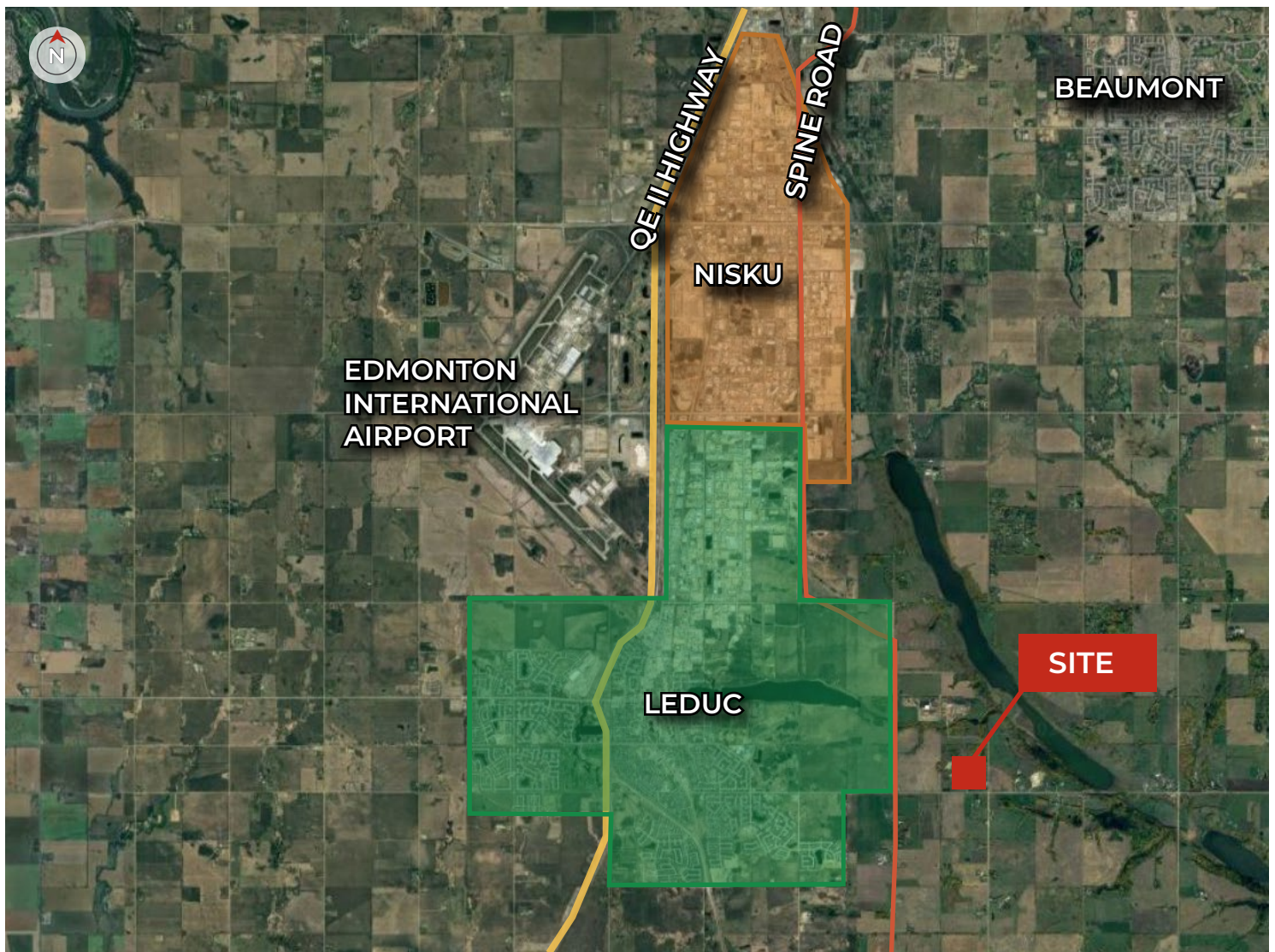
FINANCIALS

ASKING PRICE \$44,000/acre = \$3,916,000.00



- 13 MINS TO EDMONTON INT'L AIRPORT
- 40 MINS TO EDMONTON CITY CENTRE
- 8 KMS TO NISKU
- 0.8 KMS TO LEDUC

REGIONAL MAP



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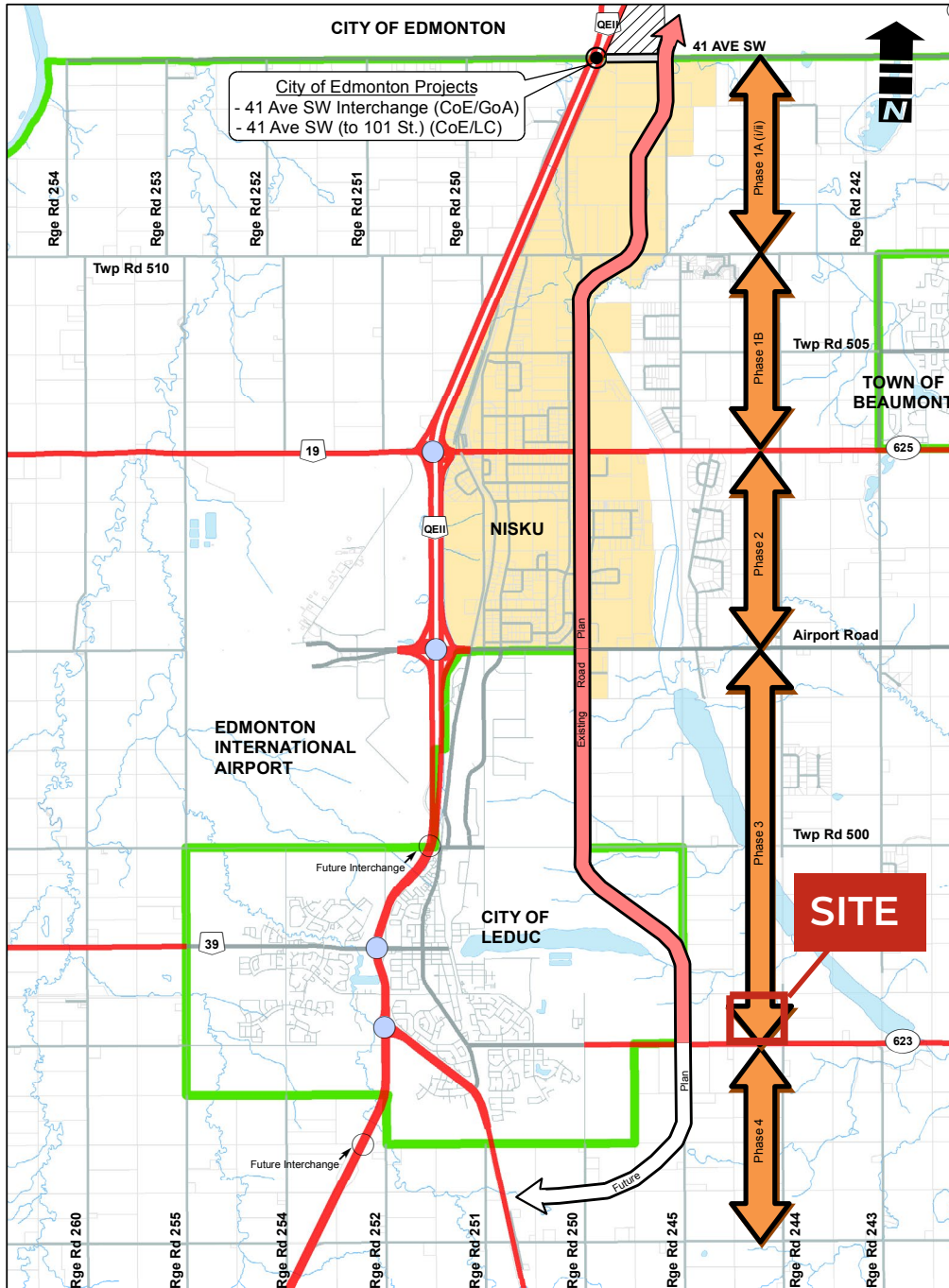
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PROPERTY LOCATION

Nisku Spine Road - Total Project Map

- This project was divided into four phases (1-4)
- Phase 1 was divided into two sub-phases (A & B)
- Phase 1A further divided into two sub-phases (i & ii)

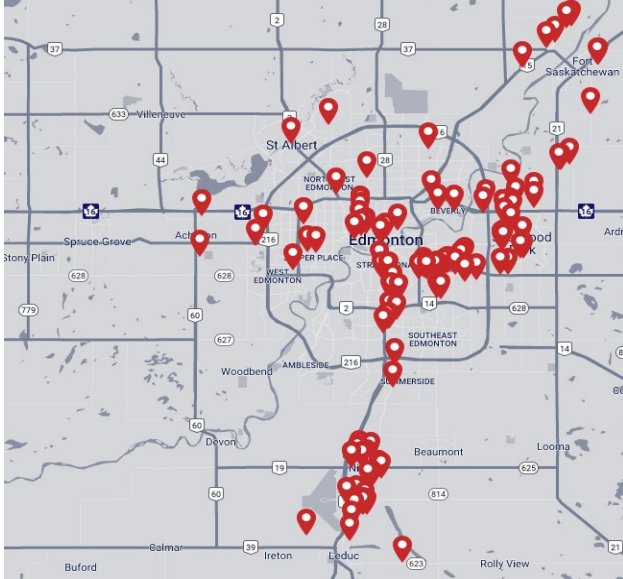


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ABOUT ROYAL PARK REALTY



- 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

MARCUS SCHWABE, Senior Associate, BSc. BEd.



Marcus joined the brokerage in 2014 with a background in management, education, home building and healthcare. His diverse experience provides him with a vast network of contacts across an array of sectors and offers him, and his clients, an advantage to help turn your lease, purchase or sale into a positive business decision.

As a Senior Associate at Royal Park Realty, Marcus Schwabe, offers expertise in the sale and leasing of retail, office, land, industrial and multi-family properties within the greater Edmonton area and throughout Alberta. Marcus understands that the business of real estate starts with developing strong relationships. Part of this process includes demystifying the sales or leasing transactions and providing customer centric service.

For multiple years, Marcus has been honoured to receive awards for the highest overall transaction volume for industrial leasing. These awards are from the CoStar Group, a provider of information, analytics and marketing services to the commercial property industry in the United States, Canada, United Kingdom, France, Germany and Spain.

Marcus has lived in the Edmonton area for more than 50 years. He holds Bachelor of Science and Bachelor of Education degrees from the University of Alberta. Marcus has volunteered for many organizations, is active in his local church, and a member of the Strathcona County Community Grants Committee, Social Framework Committee and Initiatives Committee. He and his wife have been married for over 36 years have three children, two grandchildren and a dog.



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