

FOR SALE

205.84 ACRES (+/-) LAND, BUILDINGS ON AIRPORT ROAD

24532/24524 Twp Road 502, Leduc County, AB

SHARE PURCHASE OR
LAND PURCHASE
OPTIONS AVAILABLE



HIGHLIGHTS

- On Airport Road (Twp Road 502)
- 2 parcels of land, each containing a home
- Homes are leased and renter will stay or can vacate with notice
- Easy access to Hwy 2, Edmonton International Airport (EIA), Beaumont, Nisku and Leduc
- Income from house rental, pasture land and power line
- Approximately 18 acres possible for industrial/commercial land

CONTACT

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Senior Associate

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REALTY™

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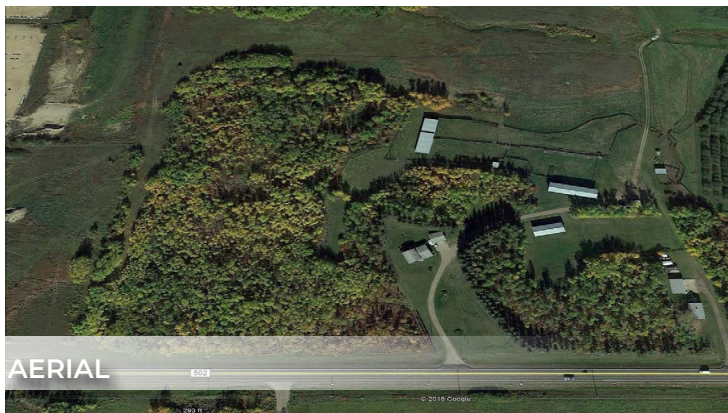
PASTURE



AERIAL



LAND



AERIAL

PROPERTY DETAILS

ADDRESS	24532-24524 Twp Rd 502, Leduc County, AB
LEGAL DESCRIPTIONS	Plan 928TR; Lot 1 (202.92 ac) Plan 928TR; Lot 2 (2.92 ac)
TYPES OF BUILDINGS	2 Homes
WATER	Wells
GAS	Natural gas
ZONING	DC, AG-CR and AG
SITE SIZE	205.84 acres (+/-) Approximately 18 acres possible for industrial/ commercial uses.

FINANCIALS

SALE PRICE	\$1,995,000.00 - Share Purchase \$2,495,000.000 - Land Purchase
CURRENT INCOME	over \$40,000.00 per year Includes leased homes, pasture, and power line income

AVAILABLE DOCUMENTS

- Lidar - November 2024
- RPRs - November 2024
- Compliance Letters - November 2024
- Due Diligence package



HOUSE 1



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REGIONAL MAP



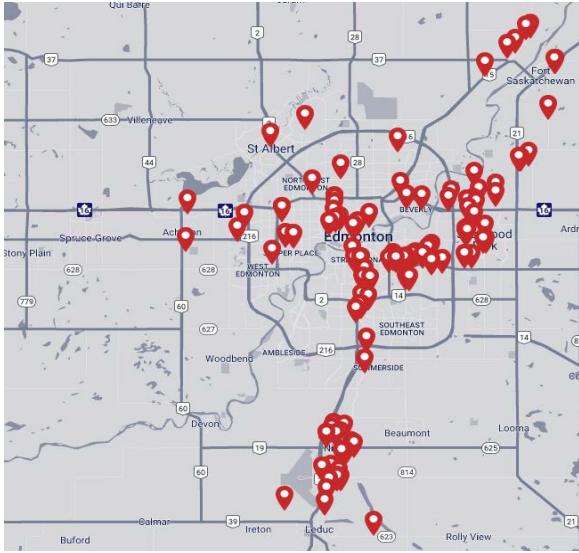
LOCAL MAP



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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 55 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 38 years have three children, three grandchildren and a dog.



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