

FOR SALE

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

24532/24524 Twp Road 502, Leduc County, AB



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
- Known as Blackmud Ranch
- Income from house rental, pasture land and powerline
- 18 acres of industrial/commercial land

CONTACT

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Senior Associate

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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 (+/-)

Property is a part of the Blackmud Creek Area Structure Plan. Approximately 18 acres is part of the Business Park.

FINANCIALS

SALE PRICE	\$1,995,000.00
CURRENT INCOME	Leased homes Leased pasture Power line right of way



HOUSE 2



HOUSE 1

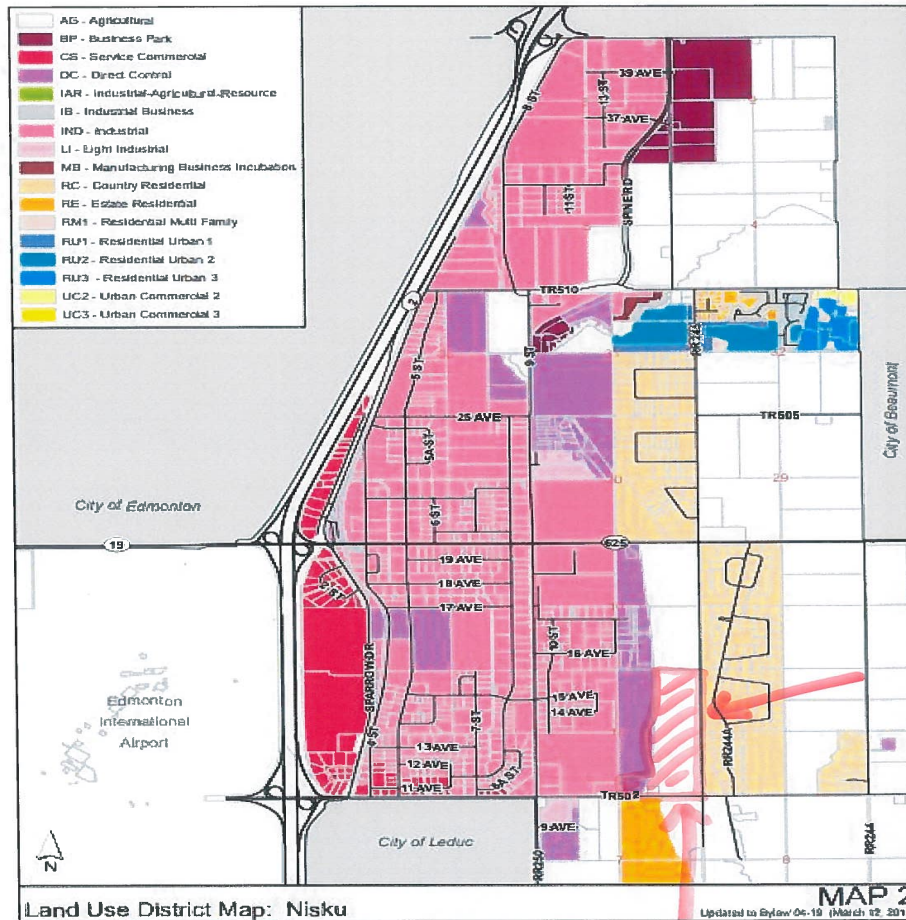


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PROPERTY USE



Permitted Uses:

- (a) Accessory Building (200 m2 or smaller)
- (b) Professional, Scientific and Technical Service
- (c) Equipment Rentals, provided that all equipment and goods for rent are contained within an enclosed building
- (d) Financial Services
- (e) Institutional Use
- (f) Manufacturing, Limited Indoor
- (g) Manufacturing, Light
- (h) Warehousing and Storage (Indoor)
- (i) Accessory Building (greater than 200 m2)
- (j) Animal Care Service
- (k) Cemetery
- (l) Broadcasting Film Studio
- (m) Contractor Service, Limited
- (n) Education Service
- (o) Funeral Service
- (p) Outdoor Storage or Display (limited)
- (q) Park, Public
- (r) Personal Health Care Service
- (s) Recreation, Indoor
- (t) Blackmud Creek Direct Control District
- (u) Religious Assembly
- (v) Security Suite
- (w) Sign (in accordance with Section 23 of the Land Use Bylaw)
- (x) Utility Service, Minor



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REGIONAL MAP



LOCAL MAP





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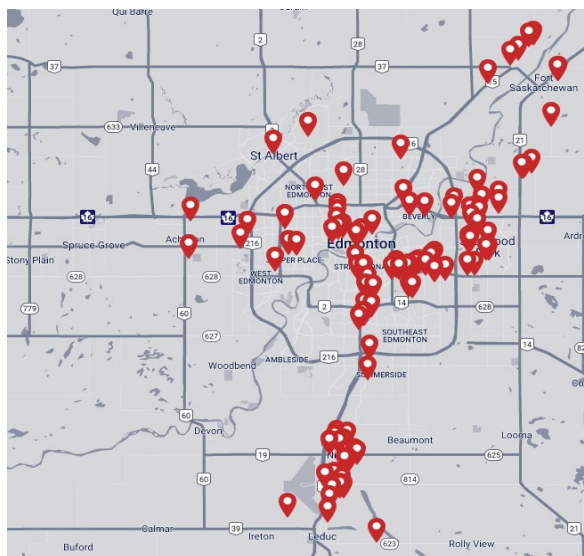
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

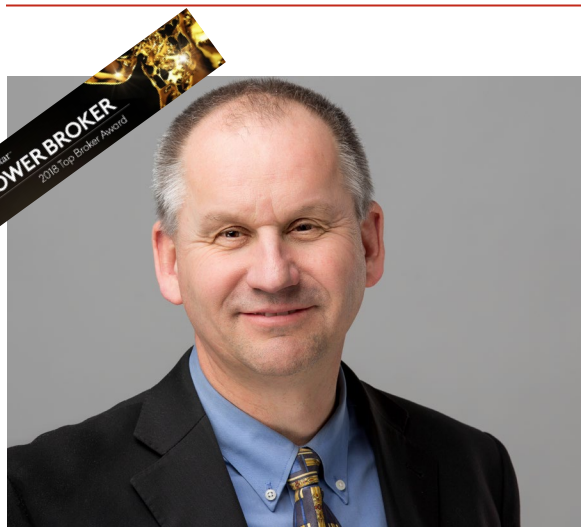
ABOUT ROYAL PARK REALTY



- 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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