

FOR SALE

INDUSTRIAL LOTS IN LEDUC BUSINESS PARK

68 Avenue & 41 Street, Leduc, AB

HIGHLIGHTS

- Fully serviced industrial land
- Ready for immediate development
- Lots are stripped and graded
- Excellent geotechnical qualities
- Leduc Business Park has high development standards ensuring long term integrity
- Access to the High Load Corridor
- Easy access to the Edmonton International Airport
- Build to suit opportunities 10,000 - 1,000,000 sq ft
- Custom lot sizes available



CONTACT

BERT GAUDET

Director, Associate Broker
C 780.984.8302
bert@royalparkrealty.com

KELLY GIBBON

Director, Associate
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ROYAL PARK
REALTY™

T 780.955.7171 F 780.955.7764
#25, 1002 7 Street, Nisku, AB T9E 7P2

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Overview | Phases 5, 7, 8, 9, 10 & 11 Leduc Business Park



5 MIN

from the Edmonton International Airport



EASY ACCESS
to QEII Highway



15 MIN

south of Edmonton



30 MIN

to downtown Edmonton



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Overview | Introducing Phase 11, Leduc Business Park



LOT 2 BLOCK 22 (1.0 ACRE)	\$620,000/ACRE
LOT 3 BLOCK 22 (1.0 ACRE)	\$625,000/ACRE
LOT 4 BLOCK 22 (1.87 ACRES)	\$600,000/ACRE
LOT 5 BLOCK 22 (1.87 ACRES)	\$600,000/ACRE
LOT 6 BLOCK 22 (1.87 ACRES)	\$600,000/ACRE
LOT 7 BLOCK 22 (1.94 ACRES)	\$600,000/ACRE
LOT 8 BLOCK 22 (1.0 ACRE)	\$620,000/ACRE
LOT 7 BLOCK 21 (1.91 ACRES)	\$595,000/ACRE
LOT 8 BLOCK 21 (1.91 ACRES)	\$595,000/ACRE
LOT 9 BLOCK 21 (1.91 ACRES)	\$595,000/ACRE
LOT 10 BLOCK 21 (1.91 ACRES)	\$595,000/ACRE
LOT 11 BLOCK 21 (1.91 ACRES)	\$595,000/ACRE
LOT 13 BLOCK 21 (2.14 ACRES)	\$590,000/ACRE
LOT 14 BLOCK 21 (2.14 ACRES)	\$590,000/ACRE

	Sold		Available Lot
	Pending		
	Conditions Lifted		
	Option to Purchase		
	Current/Proposed Farm Air Development		

LEDUC BUSINESS PARK INFORMATIONAL VIDEO



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Overview | Phases 7, 8 & 9 Availability, Leduc Business Park



MARKET







MARKET

MARKET

\$525,000/ACRE

\$550,000/ACRE

\$575,000/ACRE

- | | |
|---|---------------------------------------|
|  | Sold |
|  | Pending |
|  | Conditions Lifted |
|  | Option to Purchase |
|  | Current/Proposed Farm Air Development |
|  | Available Lot |



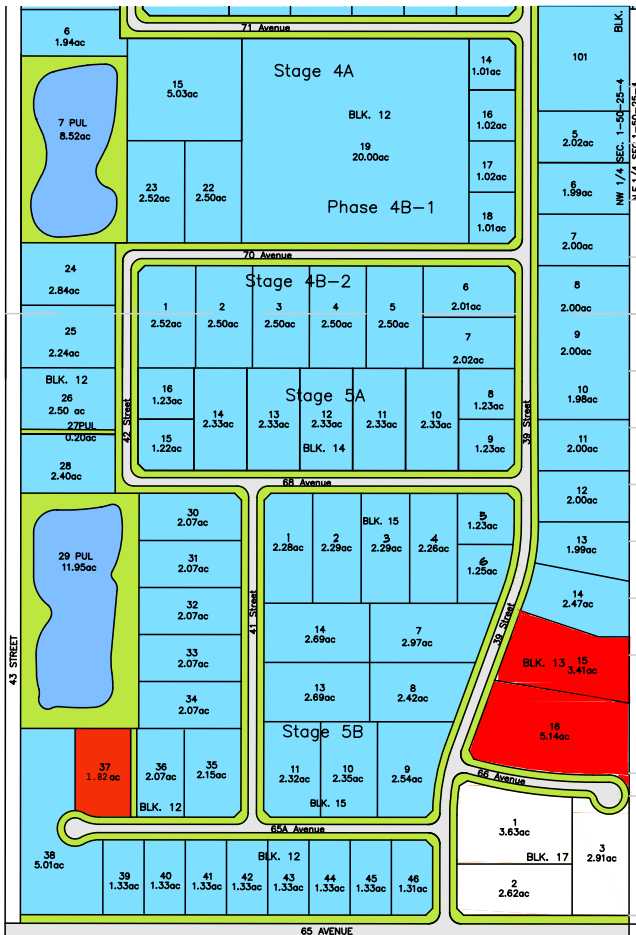
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Overview | Phase 5 Availability, Leduc Business Park



LOT 15 BLOCK 13 (3.41 ACRES) \$575,000/ACRE

LOT 16 BLOCK 13 (5.14 ACRES) \$575,000/ACRE

LOT 37 BLOCK 12 (1.82 ACRES) \$575,000/ACRE

LOT 17 BLOCK 1 (3.63 ACRES) \$640,000/ACRE

LOT 17 BLOCK 2 (2.62 ACRES) \$640,000/ACRE

LOT 17 BLOCK 3 (2.91 ACRES) \$640,000/ACRE

PROPERTY DETAILS

ZONING

M2 (Medium Industrial)

LOCATION

Leduc, Alberta

BUSINESS PARK

Leduc Business Park

SERVICES

Fully serviced - power,
water, gas and sewer to the
property line



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Overview | Leduc Business Park Location



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Overview | Additional Lots Available in Leduc



PHASE 11
NEW LOTS
AVAILABLE!

65 AVENUE AND RR 250
NOW FULLY PAVED!



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- 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

BERT GAUDET Director, Associate Broker



In 2010 Bert, as an owner of Garstad and Whittingham Realty, joined forces with the Royal Park Realty team. He has 25 years of commercial real estate experience, with specific knowledge of the Nisku/Leduc market.

Bert enjoys providing personalized service to his clients and prides himself on building long-term relationships with them. He is passionate about putting together deals and consistently producing results.

KELLY GIBBON Director, Associate MBA



Kelly takes great pride in the service that provides. His focus is aligning his efforts with the goals and desires of his clients. This approach has been extraordinarily beneficial to the people and companies that he represents and has helped Kelly create many long term relationships as a trusted advisor.

Kelly's thorough attention to detail as well as his creative approach to problem solving has made him a huge asset to his real estate clientele.



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