FOR SALE

INDUSTRIAL LOT IN LEDUC BUSINESS PARK

7903 34 Street, Leduc, AB



HIGHLIGHTS

- Fully serviced industrial land
- 1 lot available 5.19 acres ±
- Ready for immediate development
- Build to suit options available
- 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

BERT GAUDET
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KELLY GIBBON
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ROYAL PARK REALTY™

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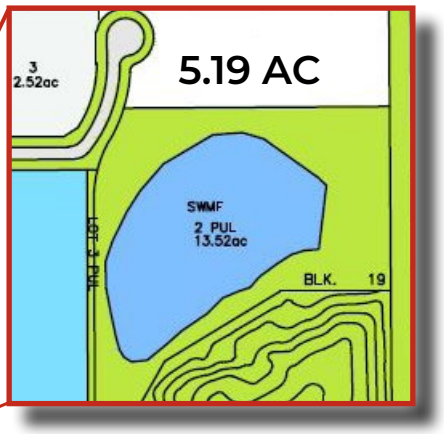
#25, 1002 7 Street, Nisku, AB T9E 7P2

royalparkrealty.com

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 The offering may be withdrawn at any time without notice or cause.

FOCUS LAND PARCELS | LEDUC BUSINESS PARK





1 Lot Available

- *5.19 acres ±*

IM
Medium Industrial Zoning

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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PROPERTY DETAILS

ZONING	M2 (Medium Industrial)
MUNICIPAL ADDRESS	7903 34 Street, Leduc, AB
LEGAL ADDRESS	Plan: 132 3038; Block: 19; Lot: 1
BUSINESS PARK	Leduc Business Park
SIZE	5.19 acres ±
SALE PRICE	$525,000.00/acre
SERVICES	Fully serviced, power, water, gas and sewer to the property line

INFORMATION VIDEO



LEDUC BUSINESS PARK LOCATION



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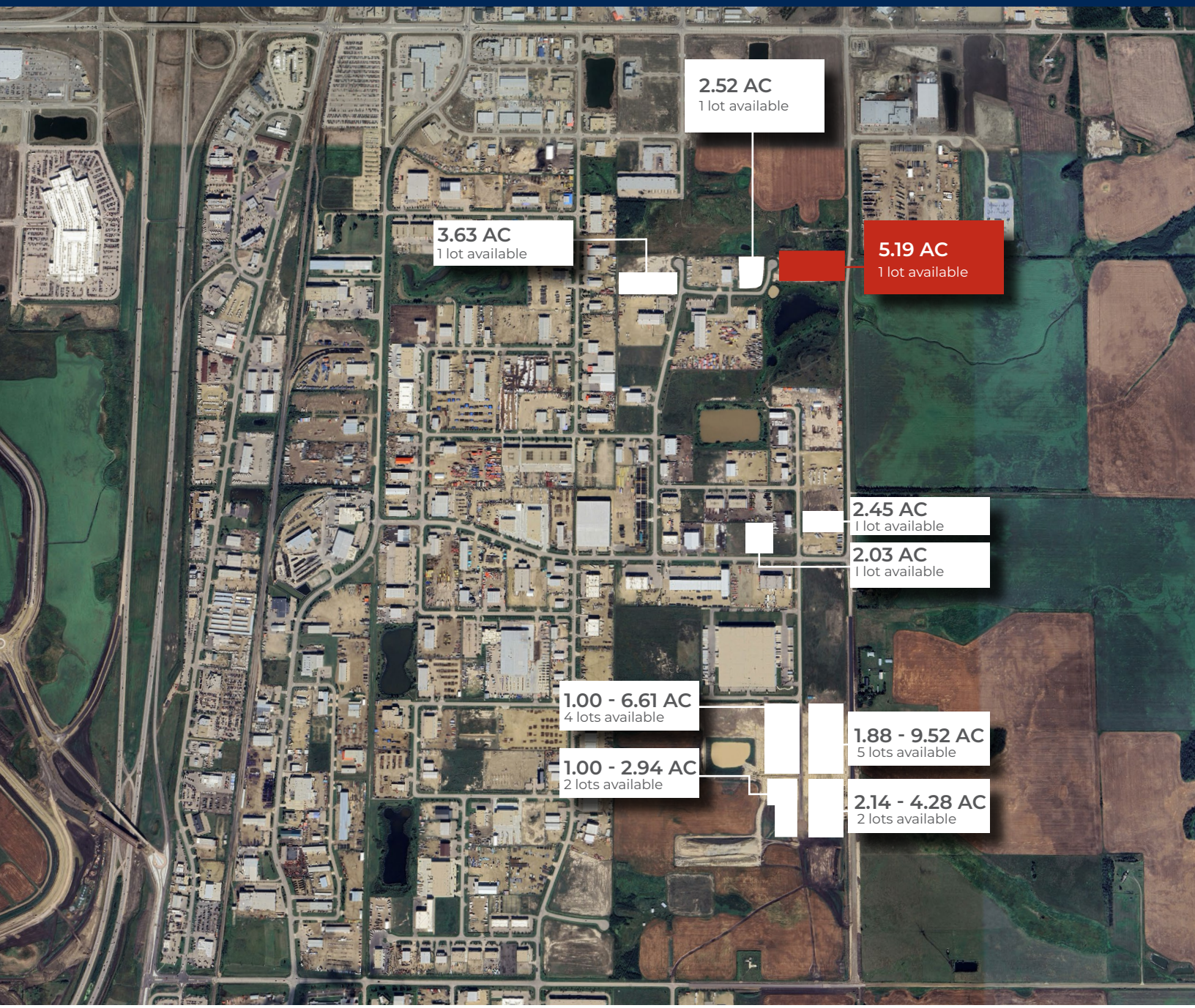
ADDITIONAL LOTS AVAILABLE

INTERESTED IN PURCHASING LAND IN THE LEDUC BUSINESS PARK BUT THIS LOT DOESN'T QUITE FIT YOUR NEEDS? CHECK OUT THE ADDITIONAL LOTS AVAILABLE BELOW!



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ADDITIONAL LOTS AVAILABLE IN LEDUC



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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 20 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, MBA Director, Associate



Kelly takes great pride in the service he 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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