

# 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  
C 780.700.1424  
kelly@royalparkrealty.com

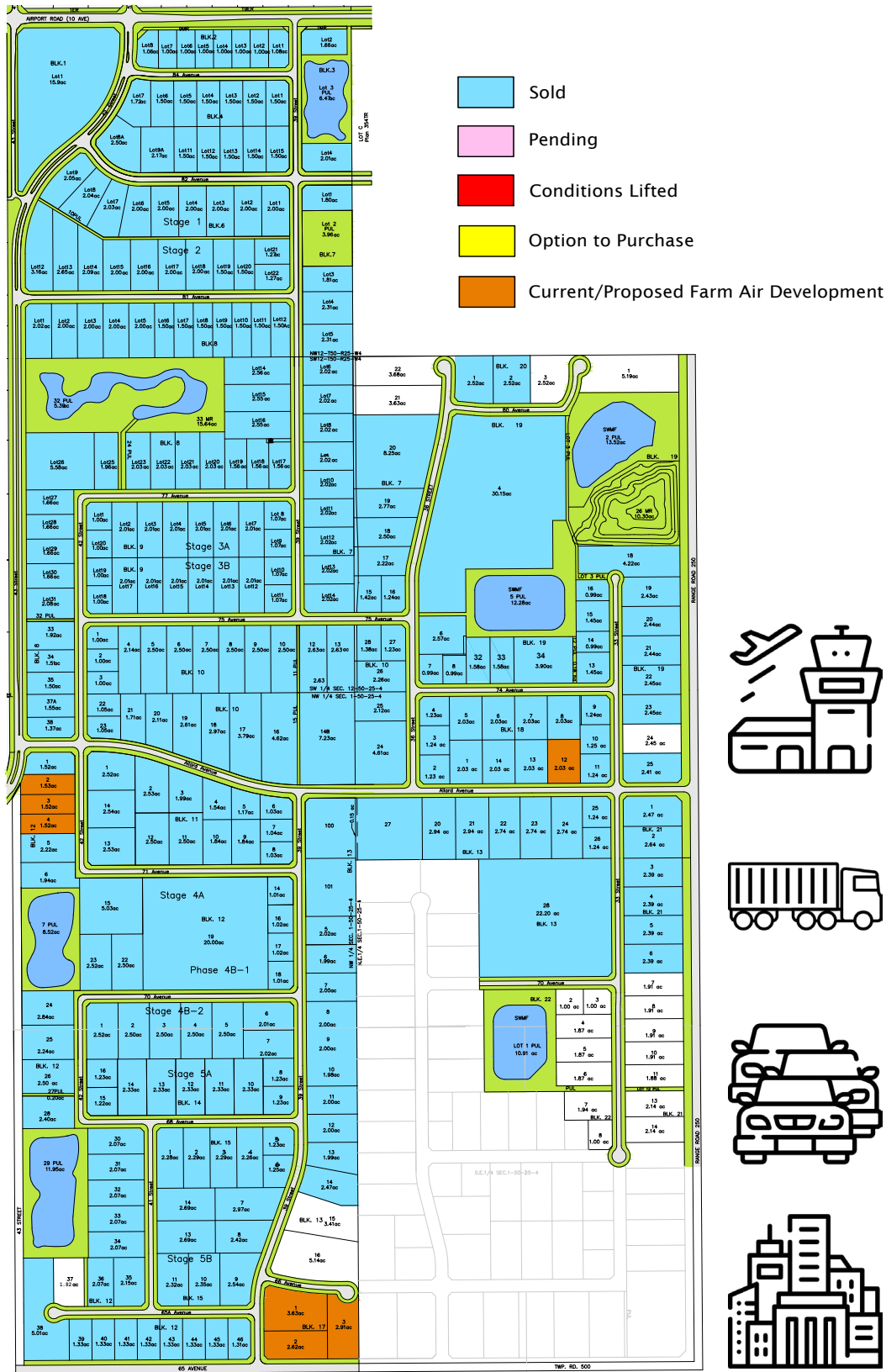


ROYAL PARK  
REALTY™

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

[royalparkrealty.com](http://royalparkrealty.com)

# 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



**ROYAL PARK  
REALTY™**

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

[royalparkrealty.com](http://royalparkrealty.com)



# INTRODUCING PHASE 11 LEDUC BUSINESS PARK



LOT 2 BLOCK 20 (1.0 ACRE)	\$620,000/ACRE
LOT 3 BLOCK 20 (1.0 ACRE)	\$625,000/ACRE
LOT 4 BLOCK 20 (1.87 ACRES)	\$600,000/ACRE
LOT 5 BLOCK 20 (1.87 ACRES)	\$600,000/ACRE
LOT 6 BLOCK 20 (1.87 ACRES)	\$600,000/ACRE
LOT 7 BLOCK 20 (1.94 ACRES)	\$600,000/ACRE
LOT 8 BLOCK 20 (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
- Pending
- Conditions Lifted
- Option to Purchase
- Current/Proposed Farm Air Development

## LEDUC BUSINESS PARK INFORMATIONAL VIDEO



**ROYAL PARK**  
REALTY™

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

[royalparkrealty.com](http://royalparkrealty.com)

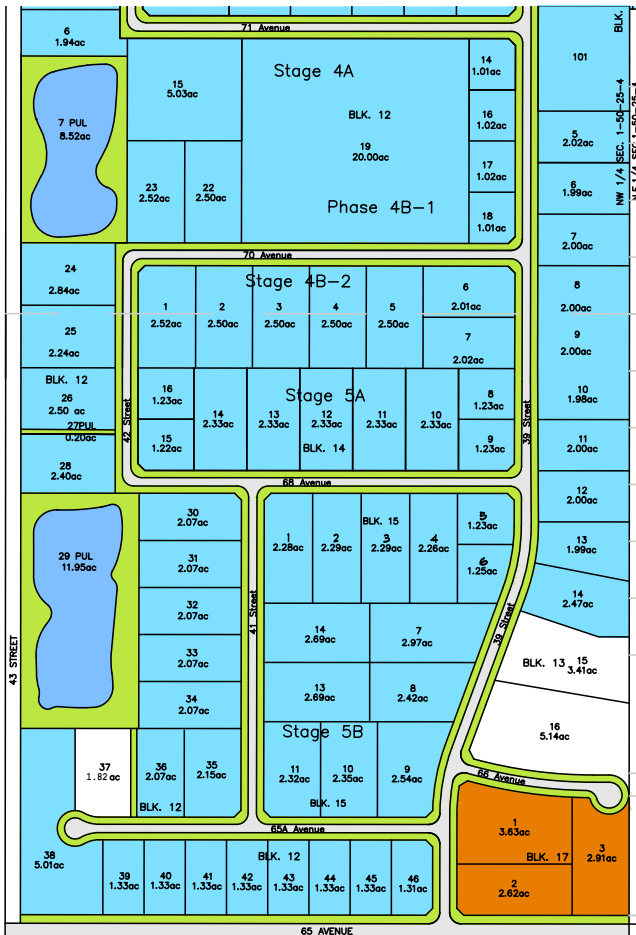
The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

# PHASES 7, 8 & 9 AVAILABILITY





# PHASE 5 AVAILABILITY



LOT 15 BLOCK 13 (3.41 ACRES) **\$575,000/ACRE**  
 LOT 16 BLOCK 13 (5.14 ACRES) **\$575,000/ACRE**  
 LOT 37 BLOCK 12 (2.05 ACRES) **\$575,000/ACRE**

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

## 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



**ROYAL PARK**  
REALTY™

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

[royalparkrealty.com](http://royalparkrealty.com)



## LEDUC BUSINESS PARK LOCATION



ROYAL PARK  
REALTY™

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

[royalparkrealty.com](http://royalparkrealty.com)



# ADDITIONAL LOTS AVAILABLE IN LEDUC



PHASE 11  
NEW LOTS  
AVAILABLE!

65 AVENUE AND RR 250  
NOW FULLY PAVED!



ROYAL PARK  
REALTY™

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

[royalparkrealty.com](http://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.





- 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.



**ROYAL PARK**  
REALTY™

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

[royalparkrealty.com](http://royalparkrealty.com)