

# FOR SALE

## INDUSTRIAL LOTS IN PHASE 5, 7, 8, 9 & 10 LEDUC BUSINESS PARK 68 Avenue & 41 Street, Leduc, AB



### LEDUC BUSINESS PARK INFORMATIONAL VIDEO



### CONTACT

#### **BERT GAUDET**

Director, Associate Broker  
T 780.955.7171 C 780.984.8302  
bert@royalparkrealty.com

#### **KELLY GIBBON**

Director, Associate  
T 780.955-7171 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 LEDUC BUSINESS PARK



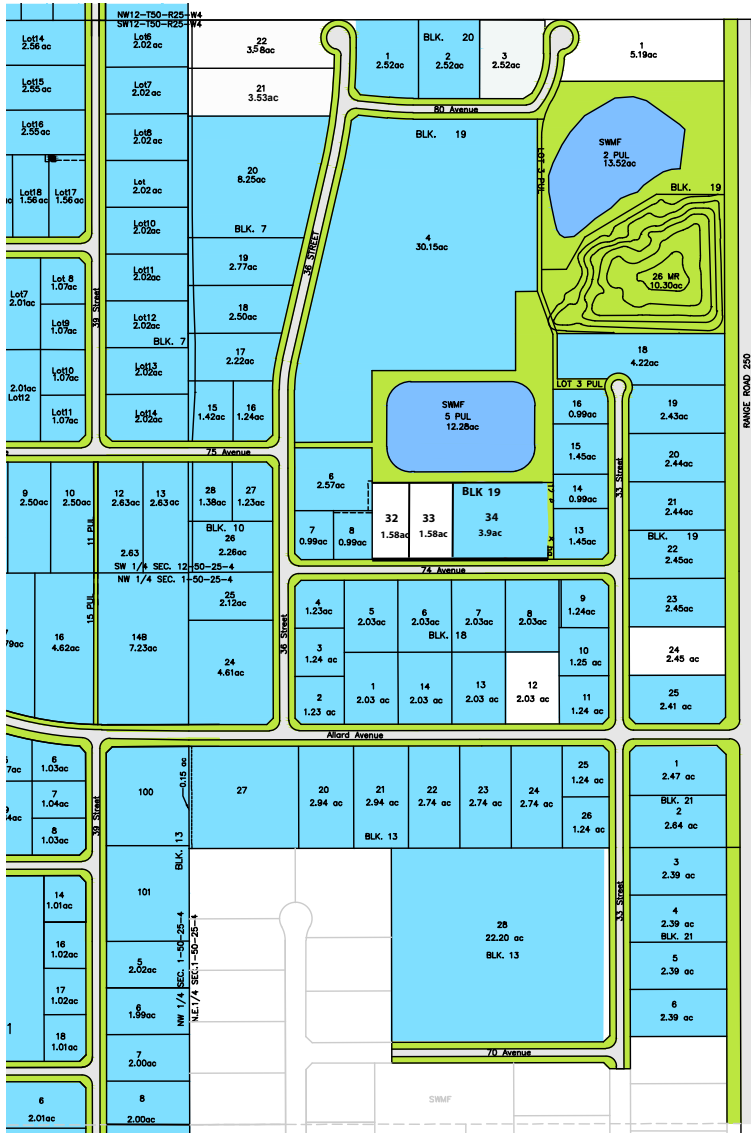
## HIGHLIGHTS

- 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

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 The offering may be withdrawn at any time without notice or cause.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 & 10 AVAILABILITY



LOT 21 BLOCK 20 (3.53 ACRES) **\$500,000/ACRE**  
 LOT 22 BLOCK 20 (3.58 ACRES) **\$500,000/ACRE**  
 LOT 1 BLOCK 20 (5.19 ACRES) **\$500,000/ACRE**  
 LOT 3 BLOCK 20 (2.52 ACRES) **\$525,000/ACRE**

LOT 32 BLOCK 19 (1.57 ACRES) **\$585,000/ACRE**  
 LOT 33 BLOCK 19 (1.57 ACRES) **\$585,000/ACRE**  
 LOT 24 BLOCK 19 (2.45 ACRES) **\$550,000/ACRE**  
 LOT 25 BLOCK 19 (2.41 ACRES) **\$550,000/ACRE**  
 LOT 12 BLOCK 18 (2.03 ACRES) **\$575,000/ACRE**

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





## 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)



- 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** 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)