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

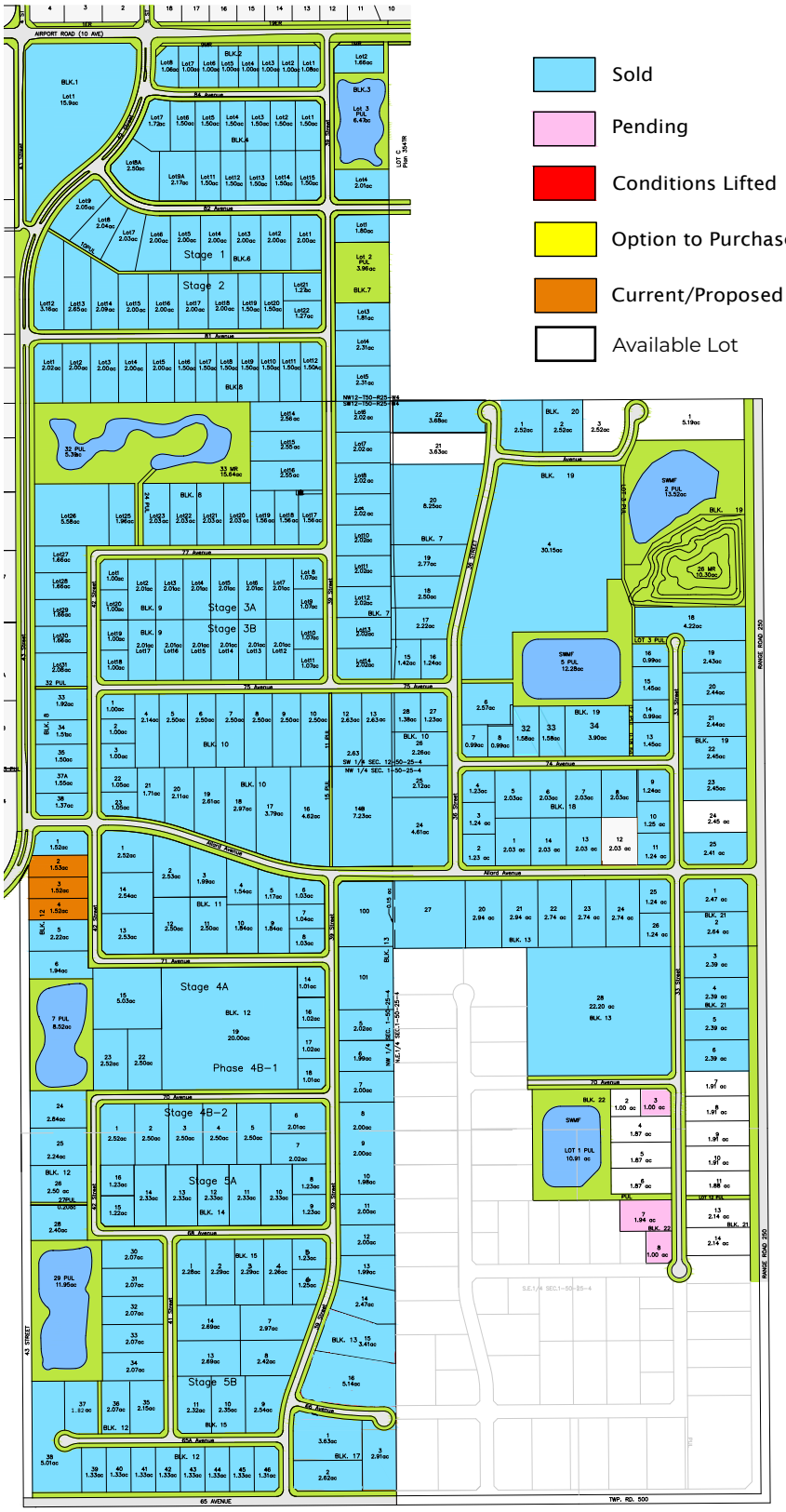
ROYAL PARK REALTY™

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

royalparkrealty.com

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 The offering may be withdrawn at any time without notice or cause.

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



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

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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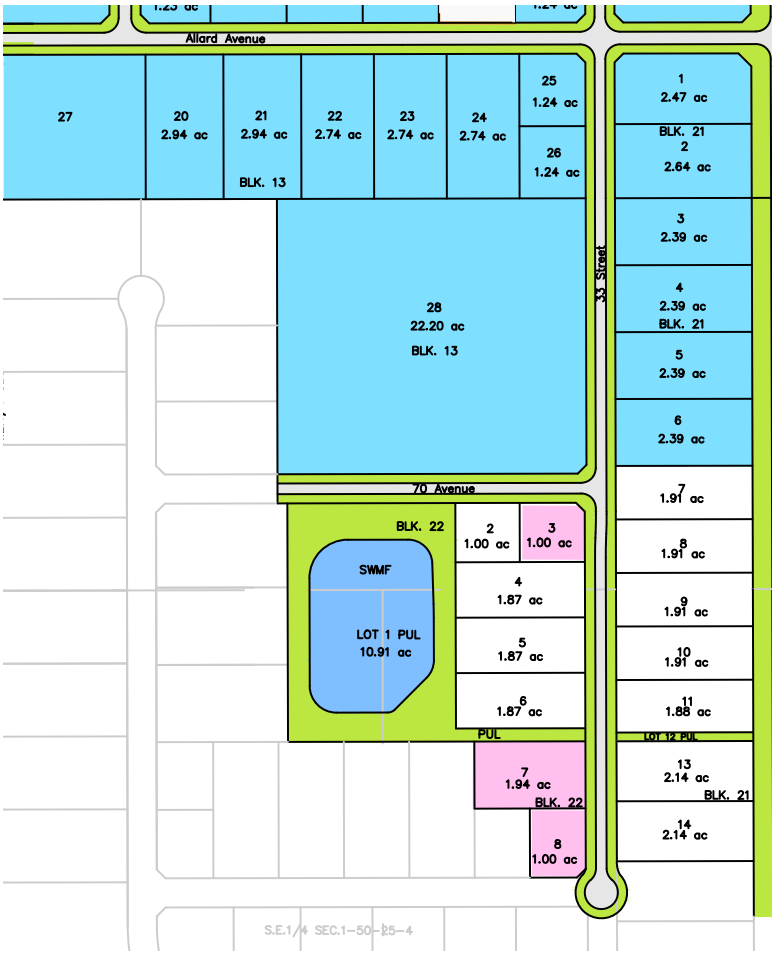
Overview | Introducing Phase 11, Leduc Business Park



LOT 2 BLOCK 22 (1.0 ACRE)	$620,000/ACRE
LOT 3 BL PENDING 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 BL PENDING .94 ACRES)	$600,000/ACRE
LOT 8 BL PENDING 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 (1.88 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



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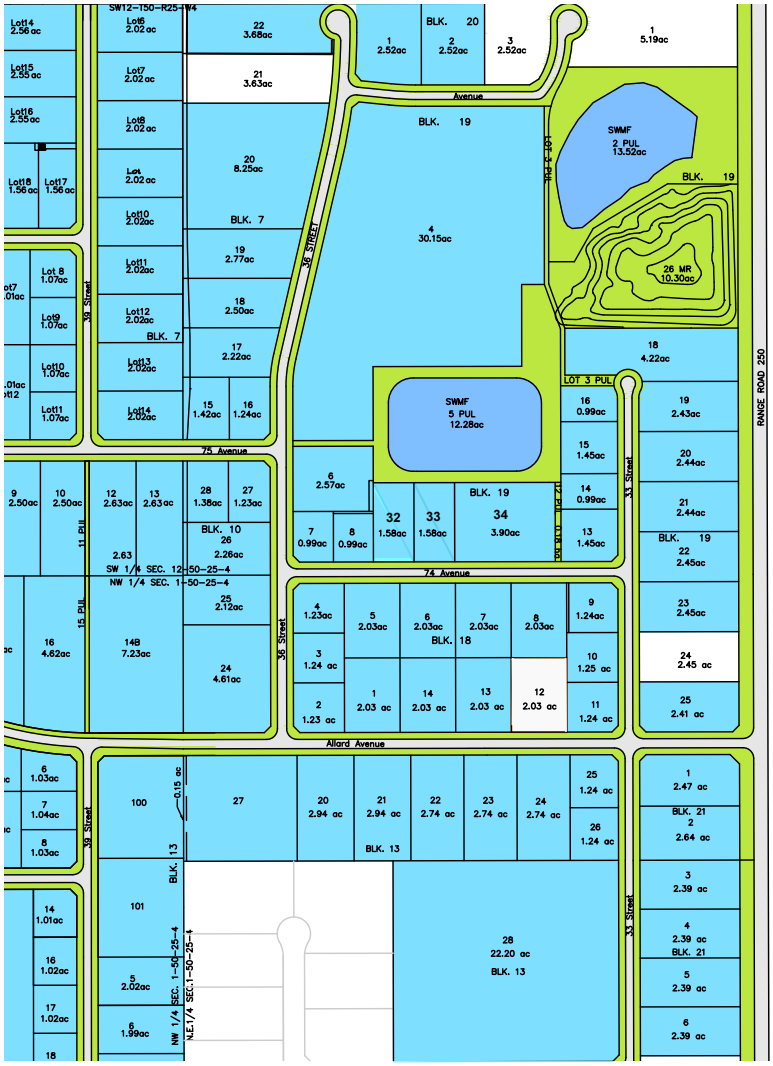
Overview | Phases 7, 8 & 9 Availability, Leduc Business Park



LOT 21 BLOCK 7 (3.63 ACRES)	$550,000/ACRE
LOT 1 BLOCK 19 (5.19 ACRES)	$525,000/ACRE
LOT 3 BLOCK 20 (2.52 ACRES)	$575,000/ACRE
LOT 24 BLOCK 19 (2.45 ACRES)	$575,000/ACRE
LOT 12 BLOCK 18 (2.03 ACRES)	$595,000/ACRE

- Sold
- Pending
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- Option to Purchase
- Current/Proposed Farm Air Development
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Overview | Leduc Business Park Location



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Overview | Additional Lots Available in Leduc



ROYAL PARK
REALTY™

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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

KELLY GIBBON Director, Associate MBA



Kelly takes great pride in the service that 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.

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.

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