

EXCLUSIVE LISTINGS

SUMMARY

AUGUST 2023

SALE – LAND

EDMONTON

NISKU/LEDUC

SHERWOOD PARK

STRATHCONA COUNTY

OTHER

LEASE

PROPERTY

PRICE

SIZE

HIGHLIGHTS



Industrial Land with Class 1A Disposal Well

225 Hayter Road,
Edmonton, AB

\$7,500,000.00

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[Kelly Gibbon](#)

21.95 acres (+/-)

- Medium industrial land with direct exposure to Yellowhead Freeway & Anthony Henday
- Class 1A disposal well on-site, active, with negative pressure and commercial capacity



4.325 Acres Industrial Land

3400 68 Avenue NW,
Edmonton, AB

\$3,750,000.00

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[Marcus Schwabe](#)

4.325 acres (+/-)

- 6 buildings
- Majority graveled (pipe yard)
- Zoned IM



Rare 1.58 Acres Of Industrial Land

10340 58 Avenue NW,
Edmonton, AB

Open to Offers

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[Tyler Weiman](#)

1.58 acres (+/-)

- Site is fully fenced and gated, yard is heavily compacted and prepped with gravel/concrete surface
- Dual entry with (1) power gate access
- Fully monitored, high level security system



RWC 28 Land

50455 Range Road 254,
Edmonton, AB

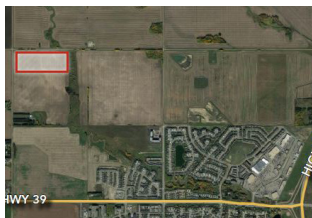
\$18,800,000.00

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[Thomas Braun](#)

160 acres (+/-)

- Agricultural Edmonton South land, just north of Highway 19 and the EIA
- Located in the proposed Rabbit Hill District and in a proposed non-residential area
- Close proximity to the re-routing and widening (to 4 lanes) of Highway 19 (TBC)



Business/Light Industrial Lots In Leduc

65 Avenue & 74 Street,
Leduc, AB

\$395,000.00/acre

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1 - 10 acres (+/-)

- Industrial lots 1 acre and up, available Fall 2023
- Full municipal services to the property line
- Supports a wide variety of industrial uses



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Leduc Future Development Land

4; 25; 49; 33; NW,
Leduc, AB

\$95,000.00/acre

150 acres (+/-)

- The City of Leduc has annexed this land
- Located within the approved West Area Structure Plan
- Future development

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Industrial Lot In Leduc Business Park

7903 34 Street,
Leduc, AB

\$450,000.00/
acre

5.19 acres (+/-)

- Fully serviced industrial land
- Ready for immediate development
- Build to suit options available

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[Bert Gaudet](#)



Industrial Lots in Leduc Business Park

68 Avenue & 41 Street,
Leduc, AB

\$450,000.00
- \$575,000.00/
acre

1 - 65 acres (+/-)

- Fully serviced industrial land
- Ready for immediate development
- Lots are stripped and graded

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205.84 Acres Land and Buildings on Airport Road

24532/24524 Twp Rd 502,
Leduc County, AB

\$2,499,000.00

205.84 acres
(+/-)

- 2 parcels of land each containing a home
- Homes are leased and renter will stay or can vacate with notice
- Easy access to Hwy 2, Edmonton International Airport (EIA), Beaumont, Nisku and Leduc

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116.2 Acres 1/2 Mile From City of Leduc

24420 Highway 623,
Leduc County, AB

\$5,810,000.00
(\$50,000.00/
acre)

116.20 acres (+/-)

- Subdivision approval required
- Zone AG (Agricultural District)
- Comes with 2 family homes, barns and out buildings

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Sherwood Park Development Land

52365 Range Road 233,
Sherwood Park, AB

\$571,429.00/
acre

5.6 acres (+/-)

- Located in the Campbelltown Heights subdivision, included in the Municipal Boundary
- Unique opportunity for mixed-use development
- Direct access to Sherwood Drive & Wye Road with close proximity to existng retail centres

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New Listing!



Future Development Land

HWY 21 South of HWY 16,
Sherwood Park, AB

\$1,300,000.00

6.3 acres (+/-)

- Highway frontage
- Excellent exposure to Highway 21 and just off Yellowhead Trail
- Lease income in place

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5.81 Acres (+/-) Development Land In Sherwood Park

700 Lakeland Drive,
Sherwood Park, AB

\$2,400,000.00

5.81 acres (+/-)

- Great location close to Yellowhead Trail
- Part of Millennium Business Park
- Build to suit options available

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2.29 Acres (+/-) Commercial Development Land

Sherwood Park, AB

\$775,000/acre
(lease option)

2.29 acres (+/-)

- Central location
- Flexible C5 Zoning (Service Commercial)
- Easy access to Baseline Road & Anthony Henday

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Highway Commercial Land

51420 Range Road 223,
Sherwood Park, AB

\$4,300,000.00

15.86 acres (+/-)

- Highway Commercial zoned land
- Existing, licensed RV storage business
- Property has the largest hip roof barn in Strathcona County, two quonsets with concrete floors and a shop

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Cambrian Crossing Development Land

North of Highway 16 &
West of Highway 21,
Strathcona County, AB

\$15,000,000.00
(\$218,372/acre)

68.69 acres (+/-)

- Located within the Cambrian Crossing approved Area Structure Plan
- Designated primarily for residential development
- Adjacent to Rohit & Mattamy Homes

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111 - 271 Acres (+/-) Agriculture Land

Range Road 224 &
Township Road 543,
Strathcona County

Market

111.34 & 160
acres (+/-)

- Fortis/Westwood Substation nearby
- Parcels can be purchased separately

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160 Acres Industrial Heartland

TWP Road 564 & RR 211,
Strathcona County, AB

Market

160 acres (+/-)

- Located in the Sandhills Heavy Industrial Policy Area
- Adjacent to CP Rail lands
- Service revenue from ACCEL, ATCO and Altalink

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156.87 Acres (+/-) Agricultural Land

21012 Township Road 562,
Strathcona County, AB

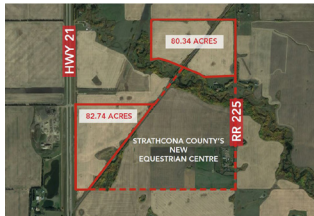
Market

156.87 acres (+/-)

- Located on Highway 830
- Minutes to Bruderheim
- Two access points on Township 562

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80.34 - 163.08 Acres

South of TWP 540, West
of RR 225,
Strathcona County, AB

Market

80.34 - 163.08
acres (+/-)

- Agriculture land in Strathcona County
- Fronting Highway 21
- Parcels can be purchased separately

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150 & 160 Acres (+/-) Agriculture Land

RR 224 & TWP 542,
Strathcona County, AB

Market

150 - 310
acres (+/-)

- Agriculture land located near Fort Saskatchewan
- Parcels can be purchased separately

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Price Reduced!



160 Acres (+/-) in the Industrial Heartland

TWP Road 562 & RR 211,
Strathcona County, AB

\$1,080,000.00
(\$6,750/acre)

160 acres (+/-)

- Located on the South edge of the Sandhills Heavy Industrial Policy Area
- Zoned IHH - Heavy Industrial (Heartland)
- 18 km's NE of Fort Saskatchewan

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Future Development Land

TWP 532 & RR 231,
Strathcona County, AB

Market

158 acres (+/-)

- Future development land
- North of Yellowhead Area Concept Plan approved, proposed future light/medium industrial zoning
- Direct access to Clover Bar Road

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372.07 Acres with 5,353 Sq Ft Home and Shops

Leduc County,
Near Genesee

\$3,750,000.00

372.07 acres
(+/-)

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- You can own part of an island with incredible views!
- North Saskatchewan River surrounds over 75% of the property
- 5,353sq ft (+/-) home built in 1977 (size to be confirmed)



Industrial Heartland Mineral Rights

Lamont County, AB

\$11,000,000.00

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- Rare opportunity to purchase the mineral rights for a salt cavern in Alberta's Industrial Heartland
- Located minutes east of Bruderheim in Lamont County
- Close proximity to major infrastructure including pipelines, rail, utilities



Sturgeon Industrial Park Land

Estates Way and RR 225,
Sturgeon Industrial Park,
AB

\$7,000,000.00

30.718 acres
(+/-)

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- Located in the Alberta Industrial Heartland
- CN Rail available
- Site serviced with domestic water, sanitary water, electricity and natural gas



Sturgeon County Industrial Land

55021 Range Road 225,
Sturgeon County, AB

Market
(lease option)

73.23 acres (+/-)

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[Tyler Weiman](#)

- 5,600 sq ft (+/-) quonset with (2) 12' x 16' drive-thru OH doors, 1,255 sq ft (+/-) single wide mobile home and 400 sq ft (+/-) office (green shack)
- Site is partially fenced and gated with gas and power services
- Dual site access allowing for demisable options and private storage



Wetaskiwin Highway Frontage Property

6202 - 40 Avenue,
Wetaskiwin, AB

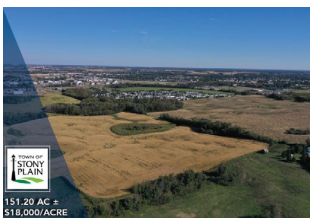
\$1,124,400.00

28.11 acres (+/-)

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[Bert Gaudet](#)

- Highway Frontage
- Adjacent to Wetaskiwin Airport and Reynolds Museum
- Power and gas to property line



Stony Plain Future Development Land

Glory Hills Road & North of
Highway 16A,
Stony Plain, AB

\$2,721,600.00
(\$18,000.00/
acre)

151.20 acres (+/-)

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- Located within the municipal boundary
- Vendor initiated the Glory Hills Estates Area Structure Plan in 2011
- Anticipated future use is a majority of residential with complementary neighbourhood-oriented commercial



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PROPERTY

PRICE

SIZE

HIGHLIGHTS



Redwater Future Commercial Land

4707/4715 44 Street,
Redwater, AB

Market

4.4 acres (+/-)

- Frontage to Highway 38
- Close to Alberta's Industrial Heartland area, easy access for industry employees
- Close proximity to major transportation routes, direct access to Fort McMurray

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Beaumont Industrial Land

6301-29 Avenue,
Beaumont, AB

\$775,000.00/
acre

1.24 acres (+/-)
with additional
0.33 acres (+/-)
available

- Fully serviced light industrial development land
- Zoned BLI (Business Light Industrial) which allows for a wide variety of uses
- Rare opportunity to acquire a light industrial zoned land parcel in the City of Beaumont

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[Eric Stang](#)



12.8 Acres With Office & Shop

51016 Range Road 30,
Leduc County, AB

\$500,000.00

12.8 acres (+/-)

- Zoned for Highway Commercial
- 4,353 sq ft (+/-) free standing building
- Yard packed for heavy equipment

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[Kelly Gibbon](#)



Goldfinch Industrial Park

TWP Rd 221A & RR 263
(Hwy 24),
Wheatland County, AB

Market

41.94 acres (+/-)

- Land for future development with CP Rail potential
- Located in Goldfinch Industrial ASP Area in Wheatland County
- Positioned to serve a wide array of users

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52.71 Acres With 2,400 Sf Heated Shop

Rochester, AB

\$525,000.00

52.71 acres (+/-)

- 3 titles (48.64 acres, 2.97 acres, and 1.10 acres)
- 2,400 sq ft (+/-) heated shop with 800 sq ft (+/-) mezzanine
- In floor heating in shop floor

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135 Acres With Gravel And Water Rights

Strathcona County, AB

\$2,200,000.00

135 acres (+/-)

- IHH, AR and AG zoning
- Extractable material = Gravel, sand, clay and sandy clay
- Water rights = 3000 cubic meters annually

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22.16 Acres Industrial Heartland

Lamont County, AB

\$340,000.00

22.16 acres (+/-)

- Industrial land located in Alberta's Industrial Heartland
- Zoned (HAI) Heartland Agriculture Industrial
- Access to the High Load Corridor

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135 Acres With Gravel And Water Rights

Strathcona County, AB

\$2,200,000.00

135 acres (+/-)

- IHH, AR and AG zoning
- Extractable material = Gravel, sand, clay and sandy clay
- Water rights = 3000 cubic meters annually

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Acheson Highway 60 Lands

Highway 60,
Acheson, AB

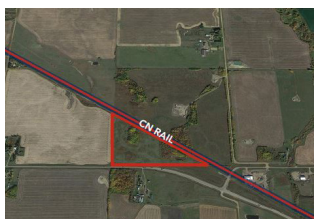
Market

2.4 acres and
up (+/-)

- One of the last high exposure developments in Acheson
- Lots fronting onto Highway 60
- Easy access to Highway 60, 16A and Anthony Henday

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[Gary Antoniuk](#)



Lamont County Industrial Land

4; 20; 55; 25; SE,
Lamont County, AB

\$19,500.00/acre

27.5 acres (+/-)

- Approved for Heavy Industrial
- Located in Alberta's Industrial Heartland region, minutes to the Town of Lamont
- Adjacent to the CN Rail line

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Quantum Industrial Land

128A Avenue & 170 Street,
Edmonton, AB

\$14,900/mo

2.89 acres (+/-)

- Corner property with two entrances, storage garage and mobile office
- Graded, packed and fenced
- Gated entrance with a lamp-controlled intersection onto 170 St.

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[Thomas Braun](#)



3.5 Acres of Privately Gated Industrial Land

2702 84 Avenue NW,
Edmonton, AB

Market

3.5 acres (+/-)

- Fully prepped, graveled, fenced and gated yard
- Secure yard with private entrance
- Convenient southeast industrial location

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[Tyler Weiman](#)



5 Acres Industrial Land

2071 70 Avenue NW,
Edmonton, AB

Market

5 acres (+/-)

- 1 acre (+/-) lease options available
- Fully prepped, graveled, fenced and gated yard
- Convenient southeast industrial location

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[Tyler Weiman](#)



SE Edmonton Industrial Land

6103 20 Street NW,
Edmonton, AB

Market

10 acres (+/-)

- Demisable options available
- Build to suit opportunity
- Fully prepped, graveled, fenced and gated yard

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Demisable Land Options

3052 84 Avenue NW,
Edmonton, AB

Market

1 - 4 acres (+/-)

- 1 acre options available
- Secure yard with private entrance
- Power on site

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[Tyler Weiman](#)



Southeast Edmonton Industrial Land

7120 34 Street NW,
Edmonton, AB

Market

5 acres (+/-)

- Convenient southeast Edmonton location fronting 34 Street
- Compacted and graveled yard
- Site is securely fenced and gated

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	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	LA39 Storage Yard 9233 39 Avenue NW, Edmonton, AB	\$5,500.00/mo View Brochure Thomas Braun	0.999 acres (+/-)	<ul style="list-style-type: none"> • Rare, small industrial land parcel for term lease with 209 ft of exposure to 39th Avenue in SE Edmonton • Site approximately 209 ft (+/-) wide x 209 ft (+/-) deep • Site is compacted, fenced and gated
	Various Industrial Options Available On 5.73 Acres 1803 121 Avenue NE, Edmonton, AB	Contact for Price View Brochure Tyler Weiman	5.73 acres (+/-)	<ul style="list-style-type: none"> • 5,000 sq ft (+/-) free-standing industrial shop consisting of (3) offices, tool crib, washroom and mezzanine • Demisable land requirements available • Build to suit opportunity
	Industrial Land 14710 Mark Messier Trail, Edmonton, AB	\$120,000/annum View Brochure Scott Endres	1 acre (+/-)	<ul style="list-style-type: none"> • Zoned IB (Industrial Business) which allows for a wide variety of uses • 2,000 sq ft (+/-) of great showroom with 3 offices, washroom and storage area • Direct exposure on Mark Messier Trail (Highway 2)
	Sherwood Park Industrial Land 50 Strathmoor Drive, Sherwood Park, AB	\$1.25/sq ft View Brochure Joel Wolski	Up to 2.65 acres (+/-)	<ul style="list-style-type: none"> • Build to suit options available • Direct exposure to Yellowhead • Excellent access to Anthony Henday and Highway 21
	Sturgeon County Industrial Land 55021 Range Road 225, Sturgeon County, AB	Market (purchase option) View Brochure Tyler Weiman	35 acres (+/-)	<ul style="list-style-type: none"> • 5,600 sq ft (+/-) quonset with (2) 12' x 16' drive-thru OH doors, 1,255 sq ft (+/-) single wide mobile home and 400 sq ft (+/-) office (green shack) • Site is partially fenced and gated with gas and power services • Dual site access allowing for demisable options and private storage
	High Exposure Nisku Industrial Land 1810 5 Street, Nisku, AB	Market View Brochure Tyler Weiman	0.5 - 2 acres (+/-)	<ul style="list-style-type: none"> • Private entry off 50 Street • Prime location in the heart of Nisku Business Park • Highly visible signage opportunities



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