

# EXCLUSIVE LISTINGS SUMMARY JANUARY 2024

## SALE – LAND

EDMONTON

NISKU/LEDUC

SHERWOOD PARK

STRATHCONA COUNTY

OTHER

LEASE

### PROPERTY

### PRICE

### SIZE

### HIGHLIGHTS



#### RWC 28 Land

\$18,800,000.00

160 acres (+/-)

50455 Range Road 254,  
Edmonton, AB

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[Thomas Braun](#)

- 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)



#### 4.325 Acres Industrial Land

\$3,75,000.00

4.325 acres (+/-)

3400 68 Avenue NW,  
Edmonton, AB

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[Marcus Schwabe](#)

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



#### Rare 1.58 Acres Of Industrial Land

Open to Offers

1.58 acres (+/-)

10340 58 Avenue NW,  
Edmonton, AB

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[Tyler Weiman](#)

- 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



#### Industrial Land with Class 1A Disposal Well

\$7,500,000.00

21.95 acres (+/-)

225 Hayter Road,  
Edmonton, AB

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[Kelly Gibbon](#)

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



#### Industrial Lots in Leduc Business Park

\$475,000.00 -  
\$585,000.00/acre

1 - 45 acres (+/-)

68 Avenue & 41 Street,  
Leduc, AB

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



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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](#)



### Business/Light Industrial Lots In Leduc

65 Avenue & 74 Street,  
Leduc, AB

\$395,000.00/  
acre

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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### 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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### 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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[Eric Stang](#)



### 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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### 2.29 Acres (+/-) Commercial Development Land

Sherwood Park, AB

\$775,000/acre

2.29 acres (+/-)

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

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### 135 Acres With Gravel And Water Rights

Strathcona County, AB

\$1,485,000.00

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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### 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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### 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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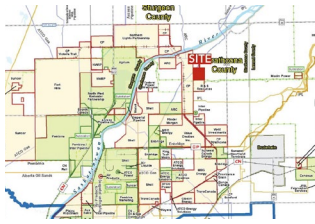
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### 160 Acres Industrial Heartland

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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### 160 Acres (+/-) in the Industrial Heartland

TWP Road 562 & RR 211,  
Strathcona County, AB

\$725,000.00

160 acres (+/-)

- Located on the South edge of the Sandhills Heavy Industrial Policy Area
- Zoned IHH - Heavy Industrial (Heartland)
- Service revenue available

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### 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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### Industrial Heartland Mineral Rights

Lamont County, AB

\$11,000,000.00

Please Contact

- 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

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### 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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### Goldfinch Industrial Park

Wheatland County, AB

Market

40 - 3,000 acres (+/-)

- Land available for future industrial development
- Accessible via major highways, rail and in close proximity to Calgary International Airport
- CP Rail potential

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### Sturgeon County Industrial Land

55021 Range Road 225,  
Sturgeon County, AB

Market  
(lease option)

73.23 acres (+/-)

- 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

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### Wetaskiwin Highway Frontage Property

6202 - 40 Avenue,  
Wetaskiwin, AB

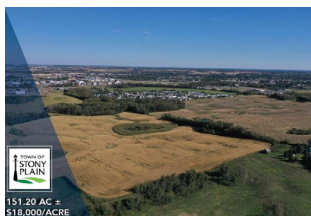
\$1,124,400.00

28.11 acres (+/-)

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

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[Bert Gaudet](#)



### 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 (+/-)

- 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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**Price Reduced!**

### 22.16 Acres Industrial Heartland

Lamont County, AB

\$295,000.00

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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### 372.07 Acres with 5,353 Sq Ft Home and Shops

Leduc County, Near Genesee

\$3,750,000.00

372.07 acres (+/-)

- 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)

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### 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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### 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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# LEASE - LAND

EDMONTON

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SALE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	<b>Industrial Options On 7.2 Acres</b>  1803 121 Avenue NE & 1810 Yellowhead Trail NE, Edmonton, AB	Contact for Price  <a href="#">View Brochure</a>  <a href="#">Tyler Weiman</a>	7.2 acres (+/-)	<ul style="list-style-type: none"> <li>• Direct exposure to Yellowhead Trail (HWY 16) with a premium NE Edmonton/Strathcona County location</li> <li>• Build to suit opportunity</li> <li>• Two (2) site entries allows for specific Tenant configurations</li> </ul>
	<b>3.5 Acres of Privately Gated Industrial Land</b>  2702 84 Avenue NW, Edmonton, AB	Market  <a href="#">View Brochure</a>  <a href="#">Tyler Weiman</a>	3.5 acres (+/-)	<ul style="list-style-type: none"> <li>• Fully prepped, graveled, fenced and gated yard</li> <li>• Secure yard with private entrance</li> <li>• Convenient southeast industrial location</li> </ul>
	<b>5 Acres Industrial Land</b>  2071 70 Avenue NW, Edmonton, AB	Market  <a href="#">View Brochure</a>  <a href="#">Tyler Weiman</a>	5 acres (+/-)	<ul style="list-style-type: none"> <li>• 1 acre (+/-) lease options available</li> <li>• Fully prepped, graveled, fenced and gated yard</li> <li>• Convenient southeast industrial location</li> </ul>
	<b>SE Edmonton Industrial Land</b>  6103 20 Street NW, Edmonton, AB	Market  <a href="#">View Brochure</a>  <a href="#">Tyler Weiman</a>	10 acres (+/-)	<ul style="list-style-type: none"> <li>• Demisable options available</li> <li>• Build to suit opportunity</li> <li>• Fully prepped, graveled, fenced and gated yard</li> </ul>
	<b>Industrial Land Options</b>  3052 84 Avenue NW, Edmonton, AB	Market  <a href="#">View Brochure</a>  <a href="#">Tyler Weiman</a>	1 - 6 acres (+/-)	<ul style="list-style-type: none"> <li>• 1 acre options available</li> <li>• IH Zoning (Heavy Industrial)</li> <li>• Secure yard with private entrance</li> </ul>
	<b>Southeast Edmonton Industrial Land</b>  7120 34 Street NW, Edmonton, AB	Market  <a href="#">View Brochure</a>  <a href="#">Tyler Weiman</a>	5 acres (+/-)	<ul style="list-style-type: none"> <li>• Convenient southeast Edmonton location fronting 34 Street</li> <li>• Compacted and graveled yard</li> <li>• Site is securely fenced and gated</li> </ul>



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### Industrial Land

14710 Mark Messier Trail,  
Edmonton, AB

\$120,000/annum

1 acre (+/-)

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[Scott Endres](#)

- 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)



### Small Storage Lands

6910 17 Street NW,  
Edmonton, AB

Market

4 acre, .43 acre  
& .54 acre (+/-)  
options

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- Small storage land requirements for lease
- Rare options less than 1 acre
- Fully prepped, graveled and graded site



### Sturgeon County Industrial Land

55021 Range Road 225,  
Sturgeon County, AB

Market  
(purchase  
option)

35 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



### 3.58 Acres In Strathcona County

13 Street & 90 Avenue,  
Strathcona County, AB

Market

3.58 acres (+/-)

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- Located in Laurin Industrial Park
- Build to suit opportunity
- 20,659 sq ft (+/-) industrial office and shop



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