

EXCLUSIVE LISTINGS SUMMARY JUNE 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

\$3,750,000.00

4.325 acres ±

3400 68 Avenue NW,
Edmonton, AB

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



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



89 Acres 1/2 Mile From City of Leduc

\$3,916,000.00
(\$44,000/acre)

89 acres ±

24420 Highway 623,
Leduc County, AB

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- Subdivision approval required
- Zone AG (Agricultural District)
- Ideal for either Industrial Park or Residential Development



Industrial Lots in Leduc Business Park

\$525,000 -
\$585,000/acre

1 - 33 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/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

Market

5.19 acres ±

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

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Business/Light Industrial Lots In Leduc

65 Avenue & 74 Street,
Leduc, AB

\$395,000/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

\$1,995,000.00

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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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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Price Reduced!



Sherwood Park Development Land

52365 Range Road 233,
Sherwood Park, AB

\$429,000/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 existing 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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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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160 Acres (+/-) in the Industrial Heartland

TWP Road 562 & RR 211,
Strathcona County, AB

\$575,000.00

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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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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Cambrian Crossing Development Land

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

Market

6 acres ±

- Fully serviced development parcel located within the Cambrian Crossing approved ASP
- Approved uses include religious assembly, health services, care centre and more
- 85 residences completed, with 50 transactions successfully concluded

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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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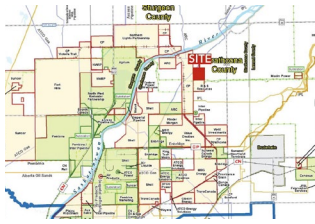
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160 Acres Industrial Heartland

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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Multi-Family Development Land In Fort Saskatchewan

8520 94 Street,
Fort Saskatchewan, AB

\$850,000/acre

3.43 acres ±

- Multi-family development parcel for sale in Fort Saskatchewan
- Strategically located in the family friendly community of SouthPointe
- Zoned RML (Low Density Multiple Residential) which allows for housing types including duplexes, townhomes and low rise apartment buildings

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372.07 Acres With 5,353 Sq Ft Home And Shops

51271 RR 30, Leduc
County, AB

\$3,490,000.00

372.07 acres ±
on 4 titles

- North Saskatchewan River surrounds over 75% of the property
- 5,353 sq ft ± home built in 1977 (size to be confirmed)
- 3 car detached garage, heated shop, heated office/shop, pole shed

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Fort Saskatchewan Commercial Lands

9101 & 9201 Wilshire Blvd,
Fort Saskatchewan, AB

\$900,000/acre

1.33 acres ± &
2.22 acres ±

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- Prime commercial development lands for sale
- Fully serviced to the property line
- C2 Zoning (Commercial Retail and Service District)



48.64 Acres With 2,400 Sf Heated Shop

Rochester, Alberta

\$375,000.00

48.64 acres ±

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- Direct access from HWY 661 and from Range Road 240.5
- 2,400 sq ft ± heated shop with 800 sq ft ± mezzanine
- In floor heating in shop floor



Goldfinch Industrial Park

Wheatland County, AB

Market

40 - 3,000
acres ±

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



Sturgeon County Industrial Land

55021 Range Road 225,
Sturgeon County, AB

Market
(lease option)

73.23 acres ±

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- 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



Millet Industrial Park

Millet, AB

\$22,500 -
\$375,000/acre
(lease options)

3 - 150.48
acres ±

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- Millet Industrial Park in the County of Wetaskiwin
- Land for industrial development
- Very favorable industrial pricing and flexible options



Redwater Future Commercial Land

4707/4715 44 Street,
Redwater, AB

Market

4.4 acres ±

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- 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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Wetaskiwin Highway Frontage Property

6202 - 40 Avenue,
Wetaskiwin, AB

\$1,124,400.00

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28.11 acres ±

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



Sturgeon County Industrial Facility

55112 Range Road 825,
Sturgeon County, AB

Market
(lease option)

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34.35 acres ±

- Adjacent to CN spur line
- Vendor/Landlord open to grade and gravel site
- The current 1.8 km synthetic track features (3) three configurations



Industrial Heartland Mineral Rights

Lamont County, AB

\$11,000,000.00

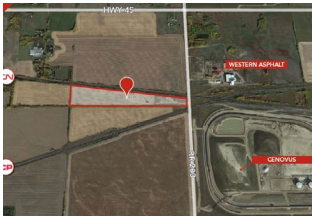
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- Rare opportunity to purchase the mineral rights for a salt cavern in Alberta's Industrial Heartland
- Located minutes east of Bruderheim in Lamont County
- Close proximity to major infrastructure including pipelines, rail, utilities

Price Reduced!



22.16 Acres Industrial Heartland

Lamont County, AB

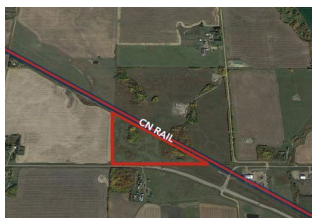
\$295,000.00

22.16 acres ±

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



Lamont County Industrial Land

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

\$19,500/acre

27.5 acres ±

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- 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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SALE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	Industrial Options On 7.2 Acres 1803 121 Avenue NE & 1810 Yellowhead Trail NE, Edmonton, AB	Contact for Price View Brochure Tyler Weiman	7.2 acres ±	<ul style="list-style-type: none"> • Direct exposure to Yellowhead Trail (HWY 16) with a premium NE Edmonton/Strathcona County location • Build to suit opportunity • Two (2) site entries allows for specific Tenant configurations
	3.5 Acres of Privately Gated Industrial Land 2702 84 Avenue NW, Edmonton, AB	Market View Brochure Tyler Weiman	3.5 acres ±	<ul style="list-style-type: none"> • Fully prepped, graveled, fenced and gated yard • Secure yard with private entrance • Convenient southeast industrial location
	5 Acres Industrial Land 2071 70 Avenue NW, Edmonton, AB	Market View Brochure Tyler Weiman	5 acres ±	<ul style="list-style-type: none"> • 1 acre ± lease options available • Fully prepped, graveled, fenced and gated yard • Convenient southeast industrial location
	SE Edmonton Industrial Land 6103 20 Street NW, Edmonton, AB	Market View Brochure Tyler Weiman	10 acres ±	<ul style="list-style-type: none"> • Demisable options available • Build to suit opportunity • Fully prepped, graveled, fenced and gated yard
	Industrial Land Options 3052 84 Avenue NW, Edmonton, AB	Market View Brochure Tyler Weiman	1 - 6 acres ±	<ul style="list-style-type: none"> • 1 acre options available • IH Zoning (Heavy Industrial) • Secure yard with private entrance
	Southeast Edmonton Industrial Land 7120 34 Street NW, Edmonton, AB	Market View Brochure Tyler Weiman	3 acres ±	<ul style="list-style-type: none"> • Convenient southeast Edmonton location fronting 34 Street • Compacted and graveled yard • Site is securely fenced and gated



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Small Storage Lands

6910 17 Street NW,
Edmonton, AB

Market

.4 acre, .43 acre
& .54 acre ±
options

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

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Millet Industrial Park

Millet, AB

\$2,499 - \$3,085/
acre
(purchase
option)

3-100 acres ±

- Millet Industrial Park in the County of Wetaskiwin
- Land for industrial development
- Very favorable industrial pricing and flexible options

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Sturgeon County Industrial Land

55021 Range Road 225,
Sturgeon County, AB

Market
(purchase
option)

35 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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3.58 Acres In Strathcona County

13 Street & 90 Avenue,
Strathcona County, AB

Market

3.58 acres ±

- Located in Laurin Industrial Park
- Build to suit opportunity
- 20,659 sq ft ± industrial office and shop

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Sturgeon County Industrial Facility

55112 Range Road 825,
Sturgeon County, AB

Market
(purchase
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34.35 acres ±

- Adjacent to CN spur line
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- The current 1.8 km synthetic track features (3) three configurations

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