

# EXCLUSIVE LISTINGS SUMMARY SEPTEMBER 2024

## SALE – LAND

EDMONTON

NISKU/LEDUC

SHERWOOD PARK

STRATHCONA COUNTY

OTHER

LEASE

### PROPERTY

### PRICE

### SIZE

### HIGHLIGHTS

#### New Listing!



#### South Edmonton Development Land

5010 127 Street SW,  
Edmonton, AB

Market

139.19 acres ±

- Prime development site located in The City of Edmonton on 127 St SW
- 1 km from 41 Ave SW, adjacent to HWY 2
- The land you were waiting for for your future projects

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#### New Listing!



#### Free Standing Buildings On 7.2 Acres ±

1803 121 Avenue NE &  
1810 Yellowhead Trail NE,  
Edmonton, AB

Contact agent

7.2 acres ±

- Two free standing buildings on 7.2 acres ±
- Direct exposure to Yellowhead Trail (HWY 16) with a premium NE Edmonton/ Strathcona County location
- Two (2) site entries allows for a variety of configurations

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

225 Hayter Road,  
Edmonton, AB

\$7,500,000.00

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

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[Kelly Gibbon](#)



#### 4.325 Acres Industrial Land

3400 68 Avenue NW,  
Edmonton, AB

\$4,200,000.00

4.325 acres ±

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

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[Marcus Schwabe](#)



#### SH68 Industrial Land

7232 68 Street NW,  
Edmonton, AB

\$963,000.00  
(lease options)

0.77 acres ±

- Vacant and ready for a building or equipment and truck storage
- Land is graveled, fenced, packed and graded
- Full city services to the lot line

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[Thomas Braun](#)



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### Industrial Lots in Leduc Business Park

68 Avenue & 41 Street,  
Leduc, AB

\$525,000 -  
\$625,000/acre

1 - 33 acres ±

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

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[Bert Gaudet](#)



### 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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### 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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### 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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[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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## PROPERTY

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## HIGHLIGHTS

### New Listing!



### 151 - 453 Acres Dual Rail Land In Alberta's Industrial Heartland

Strathcona County, AB

Market

151.05 - 453.91 acres ±

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- Contiguous industrial land located in Alberta's Industrial Heartland
- Parcels are serviced by both CN & CP rail lines and provide excellent access to Highway 830 & Highway 15
- Prime opportunity to leverage the region's strong economic growth and strategic location

### New Listing!



### 154 – 314 Acres Of Industrial Land In Alberta's Industrial Heartland

20506 Township Rd 560, Strathcona County, AB

Market

154 - 314 acres ±

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- Industrial land located west of Bruderheim
- Features a CN Rail line running through the land, an existing homestead and surface lease income
- The properties also offer major access to Highway 15 (High Load Corridor)



### 135 Acres With Gravel And Water Rights

Strathcona County, AB

\$1,485,000.00

135 acres ±

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



### 80.34 - 163.08 Acres

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

Market

80.34 - 163.08 acres ±

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



### 150 & 160 Acres (+/-) Agriculture Land

RR 224 & TWP 542, Strathcona County, AB

Market

150 - 310 acres ±

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



### 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 ±

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



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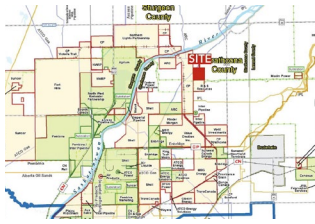
LEASE

## PROPERTY

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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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### 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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### 89 Acres 1/2 Mile From City of Leduc

24420 Highway 623,  
Leduc County, AB

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

89 acres ±

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

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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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### 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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### Fort Saskatchewan Commercial Lands

9101 & 9201 Wilshire Blvd,  
Fort Saskatchewan, AB

\$900,000/acre

1.33 & 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 - 2,046  
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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## PROPERTY

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## HIGHLIGHTS



### Wetaskiwin Highway Frontage Property

6202 - 40 Avenue,  
Wetaskiwin, AB

\$1,124,400.00

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[Bert Gaudet](#)

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 ±

- Potential development opportunity with already established industrial users
- Adjacent to CN line with proposed spur track for rail served facility
- Large paved and graveled yard area, fully fenced and gated with perimeter lighting



### Industrial Heartland Mineral Rights

Lamont County, AB

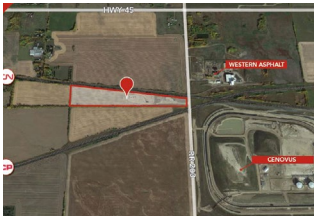
\$11,000,000.00

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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



### 22.16 Acres Industrial Heartland

Lamont County, AB

\$295,000.00

22.16 acres ±

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[Scott Endres](#)

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



### Spruce Grove Development Land

#6, 52524 Range Road 271,  
Spruce Grove, AB

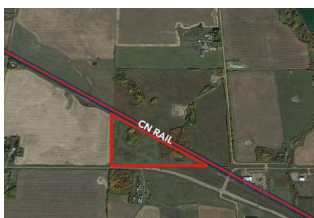
\$1,400,000.00

18.830 acres ±

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- Current site has approximately 80' x 60' area of heavily compacted gravel and prepped land
- Front gate and privacy berm
- Active CN railway line on the north boundary



### 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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## HIGHLIGHTS



### 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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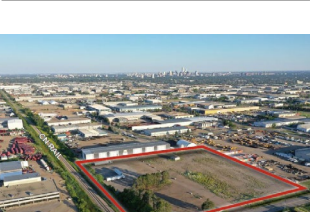


# LEASE - LAND

EDMONTON

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SALE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	<b>SH68 Industrial Land</b>  7232 68 Street NW Edmonton, AB	\$1.15/sq ft/yr (purchase options)	0.77 acres ±	<ul style="list-style-type: none"> <li>• Vacant and ready for a building or equipment and truck storage</li> <li>• Land is graveled, fenced, packed and graded</li> <li>• Full city services to the lot line</li> </ul>
		<a href="#">View Brochure</a>  <a href="#">Thomas Braun</a>		
	<b>Secure Yard With Private Entrance</b>  2702 84 Avenue NW, Edmonton, AB	Market	1.5 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>
		<a href="#">View Brochure</a>  <a href="#">Tyler Weiman</a>		
	<b>SE Edmonton Industrial Land</b>  2071 70 Avenue NW, Edmonton, AB	Market	1 - 9 acres ±	<ul style="list-style-type: none"> <li>• Southeast Edmonton industrial land for lease</li> <li>• 1 Acre ± lease options available (9 acres ± remaining)</li> <li>• Fully prepped, graveled, fenced and gated yard</li> </ul>
		<a href="#">View Brochure</a>  <a href="#">Tyler Weiman</a>		
	<b>10 Acres Industrial Land</b>  6103 20 Street NW, Edmonton, AB	Market	10 acres ±	<ul style="list-style-type: none"> <li>• Build to suit opportunity</li> <li>• Fully prepped, graveled, fenced and gated yard</li> <li>• Secure yard with private entrance</li> </ul>
		<a href="#">View Brochure</a>  <a href="#">Tyler Weiman</a>		
	<b>Industrial Land Options</b>  3052 84 Avenue NW, Edmonton, AB	\$3,200 - \$3,500/ acre-month	0.5 - 9 acres ±	<ul style="list-style-type: none"> <li>• Flexible yard sizes available</li> <li>• IH Zoning (Heavy Industrial)</li> <li>• Secure yard with private entrance</li> </ul>
		<a href="#">View Brochure</a>  <a href="#">Tyler Weiman</a>		
	<b>Prime Industrial Land Location</b>  7120 34 Street NW, Edmonton, AB	\$3,200 - \$3,500/ acre-month	1 acre ±	<ul style="list-style-type: none"> <li>• Convenient southeast Edmonton location fronting 34 Street</li> <li>• Compacted and graveled yard</li> <li>• Power on site</li> </ul>
		<a href="#">View Brochure</a>  <a href="#">Tyler Weiman</a>		



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### Small Storage Lands

6910 17 Street NW,  
Edmonton, AB

Market

.4 acre & .5 acre  
± options

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

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### NE Edmonton Industrial Land

1803 121 Avenue NE,  
Edmonton, AB

\$3,500/acre/  
month

3.5 acres ±

- Flexible yard sizes available
- Private entrance with desired NE Edmonton location
- Concrete area/apron with energized power outlets for parking requirements

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### Sturgeon County Industrial Facility

55112 Range Road 825,  
Sturgeon County, AB

Market  
(purchase  
option)

34.35 acres ±

- Potential development opportunity with already established industrial users
- Adjacent to CN line with proposed spur track for rail served facility
- Large paved and graveled yard area, fully fenced and gated with perimeter lighting

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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 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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### 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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