

EXCLUSIVE LISTINGS SUMMARY DECEMBER 2024

SALE – LAND

EDMONTON

NISKU/LEDUC

SHERWOOD PARK

STRATHCONA COUNTY

OTHER

LEASE

PROPERTY

PRICE

SIZE

HIGHLIGHTS



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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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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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 - 52 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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Industrial Lot In Leduc Business Park

3402 79 Avenue,
Leduc, AB

Market

2.52 acres ±

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

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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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HIGHLIGHTS



2.29 Acres ± Commercial Development Land

Sherwood Park, AB

\$775,000/acre

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[Eric Stang](#)

2.29 acres ±

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



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

20506 Township Rd 560,
Strathcona County, AB

Market

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154 - 314 acres ±

- 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)

Price Reduced!



135 Acres With Gravel And Water Rights

Strathcona County, AB

\$1,215,000.00
(\$9,000/acre)

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135 acres ±

- 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

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80.34 - 163.08
acres ±

- 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

\$15,000/acre

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150 - 310
acres ±

- 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)

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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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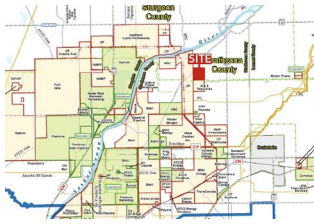
LEASE

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HIGHLIGHTS



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

Strathcona County, AB

Market

151.05 - 453.91
acres ±

- 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

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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

\$4,800,000.00

3.43 acres ±

- Multi-family development parcel for sale in Fort Saskatchewan
- 31 fully serviced lots ready for construction
- 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

\$950,000/acre

1.33 & 2.22
acres ±

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

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48.64 Acres With 2,400 Sf Heated Shop

Rochester, Alberta

\$375,000.00

48.64 acres ±

- 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

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Goldfinch Industrial Park

Wheatland County, AB

Market

40 - 2,046
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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Millet Industrial Park

Millet, AB

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

3 - 150.48
acres ±

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

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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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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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32.72 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

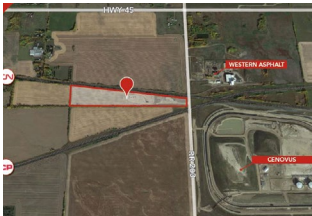
\$11,000,000.00

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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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- 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

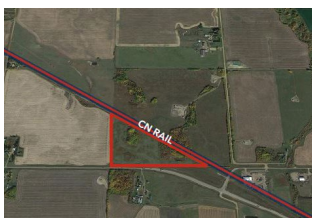
\$1,400,000.00

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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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



372.07 Acres With 5,353 Sq Ft Home And Shops

51271 RR 30,
Leduc County, AB

\$3,490,000.00

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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



64.29 Acres Hwy 28 In Sturgeon County

Close to Fedorah, Alberta

\$6,900,000.00

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64.29 ± acres

- On Hwy 28 just 10km north of Gibbons
- 112,060 sq ft ± out buildings and 3,531 sq ft ± homes
- Great for chicken farm, farm/ranch, or possible RV storage



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SALE

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



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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)

32.72 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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