

EXCLUSIVE LISTINGS SUMMARY JANUARY 2025

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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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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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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Industrial Lot In Leduc Business Park

7903 34 Street,
Leduc, AB

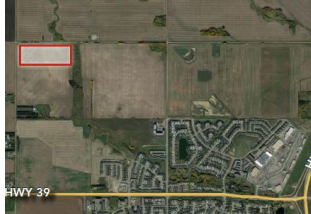
Market

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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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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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 ±

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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



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)

Price Reduced!



135 Acres With Gravel And Water Rights

Strathcona County, AB

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

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

\$15,000/acre

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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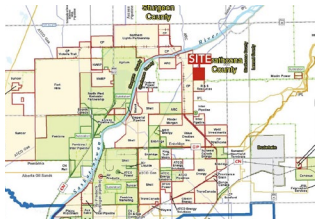
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160 Acres Industrial Heartland

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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64.29 Acres Hwy 28 In Sturgeon County

Close to Fedorah, Alberta

\$6,900,000.00

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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New Listing!



80.43 Acres of Future Potential Development Land

Range Rd 243, Twp Rd 543, Leduc County

\$3,217,200.00

80.43 acres ±

- Land neighbours City of Beaumont, located in Leduc County
- Ideal for those in agricultural business seeking crop-ready land
- Quick access to amenities and major transportation routes from Highway 625 (Township Road 504)

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New Listing!



150 - 500 Acres Heavy Industrial Land In Alberta's Industrial Heartland

Lamont County, AB

Market

150 - 500 acres ±

- Contiguous heavy industrial land situated directly north of the Graymont Lamont Terminal
- Excellent frontage along the CP rail line & close proximity to the Alberta Midland and Cenovus terminals
- Positioned to capitalize on the regions strong economic growth

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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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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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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

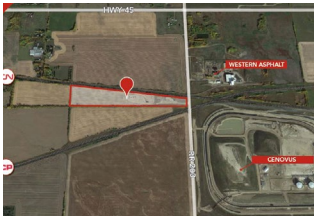
\$11,000,000.00

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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

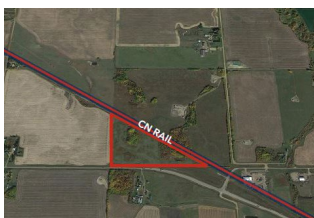
\$1,400,000.00

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



89 Acres 1/2 Mile From City of Leduc

24420 Highway 623,
Leduc County, AB

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

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89 acres ±

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



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	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	NE Edmonton Industrial Land 1803 121 Avenue NE, Edmonton, AB	\$3,500/acre/ month View Brochure Tyler Weiman	3.5 acres ± View Brochure Tyler Weiman	<ul style="list-style-type: none"> • Flexible yard sizes available • Private entrance with desired NE Edmonton location • Concrete area/apron with energized power outlets for parking requirements
	Secure Yard With Private Entrance 2702 84 Avenue NW, Edmonton, AB	Market View Brochure Tyler Weiman	1.5 acres ± View Brochure Tyler Weiman	<ul style="list-style-type: none"> • Fully prepped, graveled, fenced and gated yard • Secure yard with private entrance • Convenient southeast industrial location
	SE Edmonton Industrial Land 2071 70 Avenue NW, Edmonton, AB	Market View Brochure Tyler Weiman	1 - 9 acres ± View Brochure Tyler Weiman	<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
	10 Acres Industrial Land 6103 20 Street NW, Edmonton, AB	Market View Brochure Tyler Weiman	10 acres ± View Brochure Tyler Weiman	<ul style="list-style-type: none"> • Build to suit opportunity • Fully prepped, graveled, fenced and gated yard • Secure yard with private entrance
	Industrial Land Options 3052 84 Avenue NW, Edmonton, AB	\$3,200 - \$3,500/ acre-month View Brochure Tyler Weiman	0.5 - 9.71 acres ± View Brochure Tyler Weiman	<ul style="list-style-type: none"> • Flexible yard sizes available • IH Zoning (Heavy Industrial) • Secure yard with private entrance
	Prime Industrial Land Location 7120 34 Street NW, Edmonton, AB	\$3,200 - \$3,500/ acre-month View Brochure Tyler Weiman	1 acre ± View Brochure Tyler Weiman	<ul style="list-style-type: none"> • Convenient southeast Edmonton location fronting 34 Street • Compacted and graveled yard • Power on site



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	Small Storage Lands 6910 17 Street NW, Edmonton, AB	Market View Brochure Tyler Weiman	0.2 & 0.69 acre ± options	<ul style="list-style-type: none"> • Small storage land requirements for lease • Rare options less than 1 acre • Fully prepped, graveled and graded site
	Millet Industrial Park Millet, AB	\$2,499 - \$3,085/ acre (purchase option) View Brochure Marcus Schwabe	3-100 acres ±	<ul style="list-style-type: none"> • Millet Industrial Park in the County of Wetaskiwin • Land for industrial development • Very favorable industrial pricing and flexible options
	Sturgeon County Industrial Facility 55112 Range Road 825, Sturgeon County, AB	Market (purchase option) View Brochure Tyler Weiman	32.72 acres ±	<ul style="list-style-type: none"> • 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
	3.58 Acres In Strathcona County 13 Street & 90 Avenue, Strathcona County, AB	Market View Brochure Tyler Weiman	3.58 acres ±	<ul style="list-style-type: none"> • Located in Laurin Industrial Park • Build to suit opportunity • 20,659 sq ft ± industrial office and shop
	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



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