

# EXCLUSIVE LISTINGS SUMMARY MARCH 2025

## SALE – LAND

EDMONTON

NISKU/LEDUC

SHERWOOD PARK

STRATHCONA COUNTY

OTHER

LEASE

### PROPERTY

### PRICE

### SIZE

### HIGHLIGHTS



**160 Acres  
Development Land  
Located Within The  
Decoteau ASP**

Market

160 acres ±

- Residential development land for sale in southeast Edmonton
- Situated within the approved Decoteau Area Structure Plan (ASP)
- Prime investment opportunity just south of the approved Alces NSP, capitalizing on Edmonton's growing population

2010 Meridian Street SW,  
Edmonton, AB

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**140.01 Acres  
Development Land**

\$4,760,340  
(\$34,000/acre)

140.01 acres ±

- South of the new Decoteau ASP
- Close proximity to urban amenities
- Perfect for residential development projects

5835 17 Street SW,  
Edmonton, AB

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[Scott Endres](#)



**4.325 Acres Industrial  
Land**

\$4,200,000.00

4.325 acres ±

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

3400 68 Avenue NW,  
Edmonton, AB

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**South Edmonton  
Development Land**

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

5010 127 Street SW,  
Edmonton, AB

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**Free Standing  
Buildings On 7.2  
Acres ±**

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

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

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### Industrial Land with Class 1A Disposal Well

225 Hayter Road,  
Edmonton, AB

\$7,500,000.00

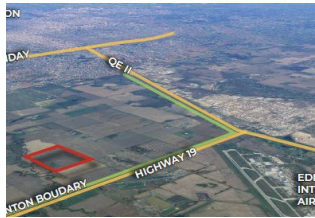
21.95 acres ±

- 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](#)

### New Listing!



### RWC 28 Land

50455 Range Road 254,  
Edmonton, AB

\$18,800,000.00

160 acres ±

- Agricultural Edmonton South land, just north of Hwy 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 Hwy 19 (TBC) and just west of the Crossroads ASP and Discovery Business Park

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[Thomas Braun](#)



### 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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[Bert Gaudet](#)



### 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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### Rare Small Parcel Within Sherwood Park

81 Broadway Boulevard, Sherwood Park, AB

\$1,125,000.000

1.22 ± acres

- A portion of 81 Broadway Boulevard facing Broadview Drive
- High visibility
- Easy access to Baseline Road, Anthony Henday, and Yellowhead Trail

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

20506 Township Rd 560, Strathcona County, AB

Market

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)

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Price Reduced!



### 135 Acres With Gravel And Water Rights

Strathcona County, AB

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

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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### 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

\$15,000/acre

150 - 310 acres ±

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

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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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### 3.58 Acres In Strathcona County



13 Street & 90 Avenue,  
Strathcona County, AB

Contact agent

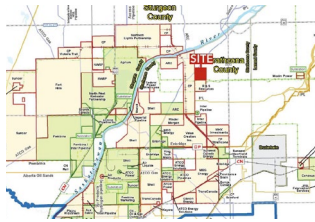
3.58 acre ±

- Located in Laurin Industrial Park with favorable tax benefits
- Ready for construction
- IM (Medium Industrial) zoning allows for a variety of uses

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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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### 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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### 40 Lots In Redwater Alberta



50 Street & 54 Avenue,  
Redwater, AB

\$1,800,000.00

10.53 ± acres

- 40 minutes outside of Edmonton, Redwater offers prime residential developed land subdivided and fully serviced into 43 lots ready for builders.

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### 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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### 64.29 Acres Hwy 28 In Sturgeon County

\$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

Close to Fedorah, Alberta

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### 205.84 Acres ± Land, Buildings on Airport Road

\$2,495,000.00

205.84 acres ±

- 2 parcels of land each containing a home
- Homes are leased and renter will stay or can vacate with notice
- Share purchase or land purchase options available

24532/24524 Twp Rd 502,  
Leduc County, AB

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### Goldfinch Industrial Park

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

Wheatland County, AB

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### Sturgeon County Industrial Land

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

55021 Range Road 225,  
Sturgeon County, AB

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### Millet Industrial Park

\$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

Millet, AB

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### Redwater Future Commercial Land

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

4707/4715 44 Street,  
Redwater, AB

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### 80.43 Acres of Future Potential Development Land

Range Rd 243, Twp Rd 543,  
Leduc County

\$3,217,200.00

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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)



### 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

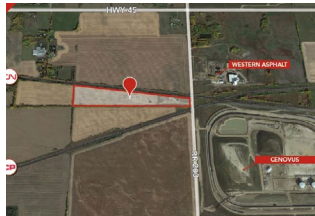
\$11,000,000.00

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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

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22.16 acres ±

- 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

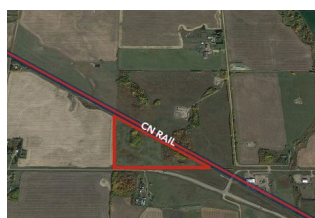
\$1,400,000.00

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18.830 acres ±

- 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

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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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## HIGHLIGHTS



### 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



### 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



### Fort Saskatchewan Commercial Lands

9101 & 9201 Wilshire Blvd,  
Fort Saskatchewan, AB

\$950,000/acre

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1.33 & 2.22  
acres ±

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



### Multi-Family Development Land In Fort Saskatchewan

8520 94 Street,  
Fort Saskatchewan, AB

\$4,800,000.00

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[Tyler Weiman](#)

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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# LEASE - LAND

EDMONTON

OTHER

SALE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	<b>NE Edmonton Industrial Land</b>  1803 121 Avenue NE, Edmonton, AB	\$3,500/acre/ month  <a href="#">View Brochure</a>  Tyler Weiman	3.5 acres ±	<ul style="list-style-type: none"> <li>Flexible yard sizes available</li> <li>Private entrance with desired NE Edmonton location</li> <li>Concrete area/apron with energized power outlets for parking requirements</li> </ul>
	<b>Secure Yard With Private Entrance</b>  2702 84 Avenue NW, Edmonton, AB	Market  <a href="#">View Brochure</a>  Tyler Weiman	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>
	<b>SE Edmonton Industrial Land</b>  2071 70 Avenue NW, Edmonton, AB	\$3,200 - \$3,500/ acre/month  <a href="#">View Brochure</a>  Tyler Weiman	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>
	<b>10 Acres Industrial Land</b>  6103 20 Street NW, Edmonton, AB	Market  <a href="#">View Brochure</a>  Tyler Weiman	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>
	<b>Industrial Land Options</b>  3052 84 Avenue NW, Edmonton, AB	\$3,200 - \$3,500/ acre-month  <a href="#">View Brochure</a>  Tyler Weiman	0.5 - 9.71 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>
	<b>Prime Industrial Land Location</b>  7120 34 Street NW, Edmonton, AB	\$3,200 - \$3,500/ acre-month  <a href="#">View Brochure</a>  Tyler Weiman	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>



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### Small Storage Lands

6910 17 Street NW,  
Edmonton, AB

Market

0.2 & 0.69 acre  
± options

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

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### Strathcona County Industrial Land

1630 90 Avenue NW,  
Edmonton, AB

\$1.00/sq ft

12.9 acres ±

- Wide range of parcel sizes which can be adjusted or combined to accommodate expansion over time
- An attractive destination with IM (Medium Industrial) zoning for businesses seeking long term success
- Build to suit options available to meet specific operational needs

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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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### 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
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