

EXCLUSIVE LISTINGS SUMMARY

SEPTEMBER 2025

SALE – LAND

EDMONTON

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SHERWOOD PARK

STRATHCONA COUNTY

OTHER

LEASE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
New Listing!	Land Development Opportunity 9704 149 Street NW, Edmonton, AB View Brochure Cody Huchkowski	\$799,000.00	0.172 acres ±	<ul style="list-style-type: none"> • Rare, small commercial lot on busy 149th Street main corridor • Ideal for mixed-use, café, clinic or owner-occupied retail • Flexible site with simple servicing and high drive-by exposure
New Listing!	41 Avenue SW Development Land 16815 - 41 Avenue SW, Edmonton, AB View Brochure Tyler Weiman	\$7,999,999.00	36.83 acres ±	<ul style="list-style-type: none"> • 36.83 acres ± of future development land • Adjacent to the newly approved Kendal NSP • Prime investment opportunity
	4.325 Acres Industrial Land 3400 68 Avenue NW, Edmonton, AB View Brochure Marcus Schwabe	\$4,200,000.00	4.325 acres ±	<ul style="list-style-type: none"> • 6 buildings • Majority graveled (pipe yard) • Zoned IM
	South Edmonton Development Land 5010 127 Street SW, Edmonton, AB View Brochure Joel Wolski	Market	139.19 acres ±	<ul style="list-style-type: none"> • 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
Price Reduced!	Free Standing Buildings On 7.2 Acres ± 1803 121 Avenue NE & 1810 Yellowhead Trail NE, Edmonton, AB View Brochure Tyler Weiman	\$5,652,000.00	7.2 acres ±	<ul style="list-style-type: none"> • 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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	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	Industrial Land with Class 1A Disposal Well 225 Hayter Road, Edmonton, AB	\$7,500,000.00 View Brochure Kelly Gibbon	21.95 acres ±	<ul style="list-style-type: none"> • Medium industrial land with direct exposure to Yellowhead Freeway & Anthony Henday • Class 1A disposal well on-site, active, with negative pressure and commercial capacity
	160 Acres Development Land Located Within The Decoteau ASP 2010 Meridian Street SW, Edmonton, AB	Market View Brochure Eric Stang	160 acres ±	<ul style="list-style-type: none"> • 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
	140.01 Acres Development Land 5835 17 Street SW, Edmonton, AB	\$4,760,340 (\$34,000/acre) View Brochure Scott Endres	140.01 acres ±	<ul style="list-style-type: none"> • South of the new Decoteau ASP • Close proximity to urban amenities • Perfect for residential development projects
	Industrial Lot In Leduc Business Park 7903 34 Street, Leduc, AB	\$525,000/acre View Brochure Bert Gaudet	5.19 acres ±	<ul style="list-style-type: none"> • Fully serviced industrial land • Ready for immediate development • Build to suit options available
	Industrial Lot In Leduc Business Park 3402 79 Avenue, Leduc, AB	Market View Brochure Bert Gaudet	2.52 acres ±	<ul style="list-style-type: none"> • Fully serviced industrial land • Ready for immediate development • Build to suit options available
	Industrial Lots in Leduc Business Park 68 Avenue & 41 Street, Leduc, AB	\$525,000 - \$625,000/acre View Brochure Bert Gaudet	1 - 57 acres ±	<ul style="list-style-type: none"> • Fully serviced industrial land • Ready for immediate development • Lots are stripped and graded



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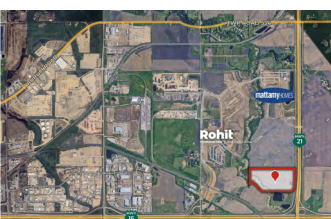
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	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	Rare Small Parcel Within Sherwood Park 81 Broadway Boulevard, Sherwood Park, AB View Brochure Marcus Schwabe	\$1,125,000.00	1.22 ± acres	<ul style="list-style-type: none"> • A portion of 81 Broadway Boulevard facing Broadview Drive • High visibility • Easy access to Baseline Road, Anthony Henday, and Yellowhead Trail
	154 – 314 Acres Of Industrial Land In Alberta's Industrial Heartland 20506 Township Rd 560, Strathcona County, AB View Brochure Eric Stang	Market	154 - 314 acres ±	<ul style="list-style-type: none"> • 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)
	Strathcona County Industrial Land 1630 90 Avenue NW, Edmonton, AB View Brochure Eric Stang	\$799,000/acre	12.9 acres ±	<ul style="list-style-type: none"> • 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
	80.34 - 163.08 Acres South of TWP 540, West of RR 225, Strathcona County, AB View Brochure Joel Wolski	Market	80.34 - 163.08 acres ±	<ul style="list-style-type: none"> • 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 View Brochure Joel Wolski	\$15,000/acre	150 - 310 acres ±	<ul style="list-style-type: none"> • Agriculture land located near Fort Saskatchewan • Parcels can be purchased separately
	Cambrian Crossing Residential Development Land North of Highway 16 & West of Highway 21, Strathcona County, AB View Brochure Eric Stang	\$125,000/acre)	68.69 acres ±	<ul style="list-style-type: none"> • Located within the Cambrian Crossing approved Area Structure Plan • Designated primarily for residential development • Adjacent to Rohit & Mattamy Homes



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PROPERTY

PRICE

SIZE

HIGHLIGHTS

Price Reduced!



3.58 Acres In Strathcona County

13 Street & 90 Avenue,
Strathcona County, AB

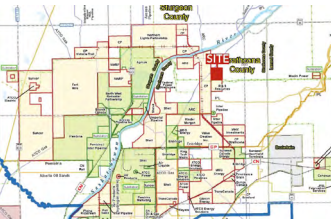
\$785,000/acre

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

[View Brochure](#)

[Tyler Weiman](#)



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

[View Brochure](#)

[Joel Wolski](#)



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

[View Brochure](#)

[Eric Stang](#)



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

[View Brochure](#)

[Eric Stang](#)



1 - 400 Acres ± Lakeview Business District

Ray Gibbon Drive &
Giroux Road,
St. Albert, AB

Contact Agent

1 - 400 acres ±

- The City of St. Albert has committed \$62.7 million for front-end servicing costs.
- Flexible, supportive commercial zoning north of the rail allows for commercial, retail, office, and light industrial uses.
- This employment hub is set to generate 5,000 new jobs across its 600-acre footprint.

[View Brochure](#)

[Eric Stang](#)



Fort Saskatchewan Commercial Lands

9101 & 9201 Wilshire Blvd,
Fort Saskatchewan, AB

\$1,095,000/acre

1.33 & 2.22
acres ±

- Prime commercial development lands for sale
- Fully serviced to the property line
- Adjacent to McDonald's (under construction)

[View Brochure](#)

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	Stand Alone Buildings On 12.65 Acres ± 5205 49 Street, Yellowhead County, AB	\$600,000.00 View Brochure Cody Huchkowski	12.65 acres ±	<ul style="list-style-type: none"> Located on the perimeter of the beautiful hamlet of Robb, Alberta. 53 km to Edson, 50 km to Hinton Three stand alone buildings: industrial shop/office (5,100 sq ft ±), a former salt shed (2,400 sq ft ±) and storage Shed (1,200 sq ft) ± Situated on a gravel surface yard which is surrounded by forest and a chainlink fence
	Rights To Extract Sand & Gravel Aggregates Yellowhead County, AB	\$3,200,000.00 View Brochure Marcus Schwabe	39.78 & 53.37 acres ±	<ul style="list-style-type: none"> 2 separate sites ♦ 39.78 acres ± estimated at 1,127,000 cubic meters of sand and gravel ♦ 53.37 acres ± estimated at 1,200,000 cubic meters of sand and gravel South of Fox Creek in Yellowhead County Full Conservation Operation Reclamation Plans for both sites completed
	35.36 Acres Of Possibility In Alberta's Heartland NW - 25 - 54 - 23 - 4, Sturgeon County, AB	\$1,499,900.00 View Brochure Tyler Weiman	35.36 acres ±	<ul style="list-style-type: none"> Fertile, gently rolling land with stunning panoramic views along the North Saskatchewan River Ideal for estate living, farming, agri-business, eco-tourism or strategic investment Unspoiled land offering flexibility, privacy and the opportunity to shape your vision from the ground up
	Sturgeon County Industrial Land 55021 Range Road 225, Sturgeon County, AB	Market (lease option) View Brochure Tyler Weiman	73.23 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
	Millet Industrial Park Millet, AB	\$22,500 - \$375,000/acre (lease options) View Brochure Marcus Schwabe	3 - 150.48 acres ±	<ul style="list-style-type: none"> Recent land use amendment make this an ideal location for Data Centres and Bitcoin opportunities Land for industrial development Very favorable industrial pricing and flexible options
	Redwater Future Commercial Land 4707/4715 44 Street, Redwater, AB	Market View Brochure Joel Wolski	4.4 acres ±	<ul style="list-style-type: none"> 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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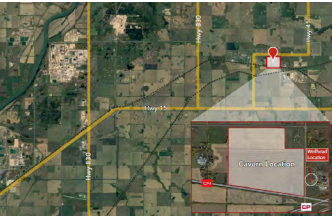


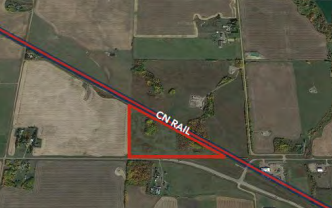
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	80.43 Acres of Future Potential Development Land Range Rd 243, Twp Rd 543, Leduc County	\$3,217,200.00 View Brochure Tyler Weiman	80.43 acres ±	<ul style="list-style-type: none"> Land neighbours City of Beaumont, located in Leduc County Ideal for 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) 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
	Industrial Heartland Mineral Rights Lamont County, AB	\$11,000,000.00 View Brochure Joel Wolski	Please Contact	<ul style="list-style-type: none"> 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
	Goldfinch Industrial Park Wheatland County, AB	Market View Brochure Marcus Schwabe	40 - 2,161 acres ±	<ul style="list-style-type: none"> Land available for future industrial development Accessible via major highways, rail and in close proximity to Calgary International Airport CP Rail potential
	Spruce Grove Development Land #6, 52524 Range Road 271, Spruce Grove, AB	\$1,400,000.00 View Brochure Tyler Weiman	18.83 acres ±	<ul style="list-style-type: none"> 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 View Brochure Scott Endres	27.5 acres ±	<ul style="list-style-type: none"> 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 View Brochure Bert Gaudet	28.11 acres ±	<ul style="list-style-type: none"> • Highway Frontage • Adjacent to Wetaskiwin Airport and Reynolds Museum • Power and gas to property line
	426.57 Acres With 5,353 Sq Ft Home And Shops 51271 RR 30, Leduc County, AB	\$4,694,500.00 View Brochure Marcus Schwabe	426.57 acres ± on 4 titles	<ul style="list-style-type: none"> • 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) View Brochure Marcus Schwabe	89 acres ±	<ul style="list-style-type: none"> • Subdivision approval required • Zone AG (Agricultural District) • Ideal for either Industrial Park or Residential Development
	150 - 500 Acres Heavy Industrial Land In Alberta's Industrial Heartland Lamont County, AB	Market View Brochure Eric Stang	150 - 500 acres ±	<ul style="list-style-type: none"> • 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
	64.29 Acres Hwy 28 In Sturgeon County Close to Fedorah, Alberta	\$6,900,000.00 View Brochure Marcus Schwabe	64.29 ± acres	<ul style="list-style-type: none"> • 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
	205.84 Acres ± Land, Buildings on Airport Road 24532/24524 Twp Rd 502, Leduc County, AB	\$2,495,000.00 View Brochure Marcus Schwabe	205.84 acres ±	<ul style="list-style-type: none"> • 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



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PROPERTY	PRICE	SIZE	HIGHLIGHTS
 <p>138.09 Acres Heavy Industrial Land In Alberta's Industrial Heartland</p> <p>Highway 15 & Range Road 202, Lamont County, AB</p>	Market View Brochure Eric Stang	138.09 acres ±	<ul style="list-style-type: none">• Situated directly south of the Cenovus Terminal• Excellent frontage along Highway 15 and close proximity to a variety of industries• Positioned to capitalize on the regions strong economic growth and industrial infrastructure.



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	NE Edmonton Industrial Land 1803 121 Avenue NE, Edmonton, AB	\$3,500/acre/ month View Brochure Tyler Weiman	3.5 acres ±	<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 ±	<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	\$3,200 - \$3,500/ acre/month View Brochure Tyler Weiman	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
	10 Acres Industrial Land 6103 20 Street NW, Edmonton, AB	Market View Brochure Tyler Weiman	10 acres ±	<ul style="list-style-type: none"> • Build to suit opportunity • Fully prepped, graveled, fenced and gated yard • Secure yard with private entrance
	Strathcona County Industrial Land 3052 84 Avenue NW, Edmonton, AB	\$3,200 - \$3,500/ acre-month View Brochure Tyler Weiman	0.32 - 1.71 acres ±	<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 ±	<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, 1.0 & 1.5 acre ± options	<ul style="list-style-type: none"> • Small storage land requirements for lease • Rare sizes of 1.5 acres or less in SE Edmonton • Fully prepped, graveled and graded site
	Strathcona County Industrial Land 1630 90 Avenue NW, Edmonton, AB	\$1.00/sq ft View Brochure Tyler Weiman	12.9 acres ±	<ul style="list-style-type: none"> • 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
	3.58 Acres In Strathcona County 13 Street & 90 Avenue, Strathcona County, AB	Contact Agent View Brochure Tyler Weiman	3.58 ±	<ul style="list-style-type: none"> • Located in Laurin Industrial Park • Build to suit opportunity • Fully fenced, gated and secured yard
	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"> • Recent land use amendment make this an ideal location for Data Centres and Bitcoin opportunities • Land for industrial development • Very favorable industrial pricing and flexible options
	Sturgeon County Industrial Land 55021 Range Road 225, Sturgeon County, AB	Market (purchase option) View Brochure Tyler Weiman	15 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
	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



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