

# EXCLUSIVE LISTINGS SUMMARY

## DECEMBER 2025

### SALE – LAND

EDMONTON






NISKU/LEDUC

SHERWOOD PARK

STRATHCONA COUNTY

OTHER

LEASE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	<b>Development Land</b>  14710 Mark Messier Trail, Edmonton, AB  <a href="#">View Brochure</a>  <a href="#">Scott Endres</a>	\$4,900,000.00	3.84 acres ±	<ul style="list-style-type: none"> <li>• Zoned BE (Business Employment) which allows for a wide variety of uses</li> <li>• Direct exposure on Mark Messier Trail (Highway 2) and Anthony Henday</li> <li>• Current holding income information available upon request</li> </ul>
	<b>41 Avenue SW Development Land</b>  16815 - 41 Avenue SW, Edmonton, AB  <a href="#">View Brochure</a>  <a href="#">Tyler Weiman</a>	\$7,999,999.00	36.83 acres ±	<ul style="list-style-type: none"> <li>• 36.83 acres ± of future development land</li> <li>• Adjacent to the newly approved Kendal NSP</li> <li>• Prime investment opportunity</li> </ul>
	<b>Land Development Opportunity</b>  9704 149 Street NW, Edmonton, AB  <a href="#">View Brochure</a>  <a href="#">Cody Huchkowski</a>	\$799,000.00	0.172 acres ±	<ul style="list-style-type: none"> <li>• Rare, small commercial lot on busy 149th Street main corridor</li> <li>• Ideal for mixed-use, café, clinic or owner-occupied retail</li> <li>• Flexible site with simple servicing and high drive-by exposure</li> </ul>
	<b>South Edmonton Development Land</b>  5010 127 Street SW, Edmonton, AB  <a href="#">View Brochure</a>  <a href="#">Joel Wolski</a>	Market	139.19 acres ±	<ul style="list-style-type: none"> <li>• Prime development site located in The City of Edmonton on 127 St SW</li> <li>• 1 km from 41 Ave SW, adjacent to HWY 2</li> <li>• The land you were waiting for for your future projects</li> </ul>
<b>Price Reduced!</b> 	<b>Free Standing Buildings On 7.2 Acres ±</b>  1803 121 Avenue NE & 1810 Yellowhead Trail NE, Edmonton, AB  <a href="#">View Brochure</a>  <a href="#">Tyler Weiman</a>	\$5,652,000.00	7.2 acres ±	<ul style="list-style-type: none"> <li>• Two free standing buildings on 7.2 acres ±</li> <li>• Direct exposure to Yellowhead Trail (HWY 16) with a premium NE Edmonton/Strathcona County location</li> <li>• Two (2) site entries allows for a variety of configurations</li> </ul>



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	<b>Industrial Land with Class 1A Disposal Well</b>  225 Hayter Road, Edmonton, AB  <a href="#">View Brochure</a>  <a href="#">Kelly Gibbon</a>	\$7,500,000.00	21.95 acres ±	<ul style="list-style-type: none"> <li>Medium industrial land with direct exposure to Yellowhead Freeway &amp; Anthony Henday</li> <li>Class 1A disposal well on-site, active, with negative pressure and commercial capacity</li> </ul>
	<b>160 Acres Development Land Located Within The Decoteau ASP</b>  2010 Meridian Street SW, Edmonton, AB  <a href="#">View Brochure</a>  <a href="#">Eric Stang</a>	Market	160 acres ±	<ul style="list-style-type: none"> <li>Residential development land for sale in southeast Edmonton</li> <li>Situated within the approved Decoteau Area Structure Plan (ASP)</li> <li>Prime investment opportunity just south of the approved Alces NSP, capitalizing on Edmonton's growing population</li> </ul>
	<b>140.01 Acres Development Land</b>  5835 17 Street SW, Edmonton, AB  <a href="#">View Brochure</a>  <a href="#">Scott Endres</a>	\$4,760,340 (\$34,000/acre)	140.01 acres ±	<ul style="list-style-type: none"> <li>South of the new Decoteau ASP</li> <li>Close proximity to urban amenities</li> <li>Perfect for residential development projects</li> </ul>
	<b>4.325 Acres Industrial Land</b>  3400 68 Avenue NW, Edmonton, AB  <a href="#">View Brochure</a>  <a href="#">Marcus Schwabe</a>	\$4,200,000.00	4.325 acres ±	<ul style="list-style-type: none"> <li>6 buildings</li> <li>Majority graveled (pipe yard)</li> <li>Zoned IM</li> </ul>
	<b>Industrial Lot In Leduc Business Park</b>  3402 79 Avenue, Leduc, AB  <a href="#">View Brochure</a>  <a href="#">Bert Gaudet</a>	Market	2.52 acres ±	<ul style="list-style-type: none"> <li>Fully serviced industrial land</li> <li>Ready for immediate development</li> <li>Build to suit options available</li> </ul>
	<b>Industrial Lots in Leduc Business Park</b>  68 Avenue & 41 Street, Leduc, AB  <a href="#">View Brochure</a>  <a href="#">Bert Gaudet</a>	\$525,000 - \$625,000/acre	1 - 57 acres ±	<ul style="list-style-type: none"> <li>Fully serviced industrial land</li> <li>Ready for immediate development</li> <li>Lots are stripped and graded</li> </ul>



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## PROPERTY

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## HIGHLIGHTS



### Industrial Lot In Leduc Business Park

7903 34 Street,  
Leduc, AB

\$525,000/acre

5.19 acres ±

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

[View Brochure](#)

[Bert Gaudet](#)



### Rare Small Parcel Within Sherwood Park

81 Broadway Boulevard,  
Sherwood Park, AB

\$1,125,000.00

1.22 ± acres

- Parcel facing Broadview Drive
- High visibility
- Easy access to Baseline Road, Anthony Henday, and Yellowhead Trail

[View Brochure](#)

[Marcus Schwabe](#)

## New Listing!



### 157.26 - 317.26 Acres Industrial Land In AIH

56110 Range Road 210 &  
56119 Range Road 211,  
Strathcona County, AB

Market

157.26 - 317.26  
acres ±

- Two separately titled parcels
- Located just north of the newly announced Alberta Heartland Railway (AHR) rail terminal at Gasia Energy's planned complex
- Provides excellent Highway 830 frontage and proximity to major industry

[View Brochure](#)

[Eric Stang](#)



### 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

[View Brochure](#)

[Joel Wolski](#)



### 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

[View Brochure](#)

[Joel Wolski](#)



### Cambrian Crossing Residential Development Land

North of Highway 16 &  
West of Highway 21,  
Strathcona County, AB

\$125,000/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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**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](#)



### 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)

[View Brochure](#)

[Eric Stang](#)



### Strathcona County Industrial Land

1630 90 Avenue NW,  
Edmonton, AB

\$799,000/acre

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

[View Brochure](#)

[Eric Stang](#)



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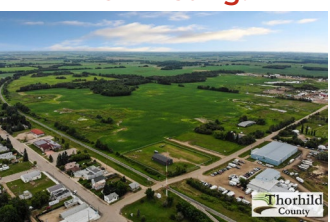

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<b>New Listing!</b> 	<b>Commercial Development Land</b>  3201 52 Avenue, Innisfail, AB  <a href="#">View Brochure</a>  <a href="#">Eric Stang</a>	\$1,999,000.00	10.01 acres ±	<ul style="list-style-type: none"> <li>• Prime visibility and access along QE II (Highway 2) and Highway 54</li> <li>• Corner exposure with dual highway access</li> <li>• Fully serviced frontage with existing water and sanitary connections</li> </ul>
<b>New Listing!</b> 	<b>Residential Development Land</b>  Camrose, AB  <a href="#">View Brochure</a>  <a href="#">Eric Stang</a>	\$2,299,000.00	127.82 acres ±	<ul style="list-style-type: none"> <li>• Exceptional Opportunity in a Thriving Regional Hub</li> <li>• Discover an exciting investment opportunity in a growing and vibrant community</li> <li>• This property represents a rare opportunity to shape the next phase of residential growth in one of Alberta's most desirable communities</li> </ul>
<b>New Listing!</b> 	<b>25.92 Acres Of Development Land</b>  52 Ave & Rge Rd 205, Bruderheim, AB  <a href="#">View Brochure</a>  <a href="#">Eric Stang</a>	\$2,199,000.00	25.92 acres ±	<ul style="list-style-type: none"> <li>• Shovel ready residential &amp; commercial land</li> <li>• Uniquely positioned in the heart of Alberta's Industrial Heartland</li> <li>• Offers a fully planned, engineered, and development-ready opportunity</li> </ul>
<b>New Listing!</b> 	<b>Multi-Family Development Opportunity</b>  4043 46 Street, Stony Plain, AB  <a href="#">View Brochure</a>  <a href="#">Cody Huchkowski</a>	\$1,845,000.00	3.332 acres ±	<ul style="list-style-type: none"> <li>• Highest and best use feasibility study has been completed for a multi-building residential development</li> <li>• Proposed zoning allows for medium to high density housing, commercial development and daycare facilities</li> <li>• Property located just north of the Old Town South Redevelopment Area</li> </ul>
<b>New Listing!</b> 	<b>105 Acres ± Of Industrial Land In Thorhild</b>  Thorhild, AB  <a href="#">View Brochure</a>  <a href="#">Eric Stang</a>	\$1,048,500.00	104.85 acres ±	<ul style="list-style-type: none"> <li>• Access to Highway 63</li> <li>• Adjacent to the CN Rail</li> <li>• Flexible Industrial Zoning</li> </ul>
<b>New Listing!</b> 	<b>Heartland Industrial Park</b>  Fort Saskatchewan, AB  <a href="#">View Brochure</a>  <a href="#">Eric Stang</a>	Starting at \$314,000/acre	1.85 - 90.0 acres ±	<ul style="list-style-type: none"> <li>• Industrial lots for sale</li> <li>• Build to suit opportunities available</li> <li>• Tax incentives available</li> </ul>



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	<b>80.43 Acres of Future Potential Development Land</b>  Range Rd 243, Twp Rd 543, Leduc County	\$3,217,200.00  <a href="#">View Brochure</a>  <a href="#">Tyler Weiman</a>	80.43 acres ±	<ul style="list-style-type: none"> <li>Land neighbours City of Beaumont, located in Leduc County</li> <li>Ideal for those in agricultural business seeking crop-ready land</li> <li>Quick access to amenities and major transportation routes from Highway 625 (Township Road 504)</li> </ul>
	<b>Sturgeon County Industrial Facility</b>  55112 Range Road 825, Sturgeon County, AB	Market (lease option)  <a href="#">View Brochure</a>  <a href="#">Tyler Weiman</a>	32.72 acres ±	<ul style="list-style-type: none"> <li>Potential development opportunity with already established industrial users</li> <li>Adjacent to CN line with proposed spur track for rail served facility</li> <li>Large paved and graveled yard area, fully fenced and gated with perimeter lighting</li> </ul>
	<b>Industrial Heartland Mineral Rights</b>  Lamont County, AB	\$11,000,000.00  <a href="#">View Brochure</a>  <a href="#">Joel Wolski</a>	Please Contact	<ul style="list-style-type: none"> <li>Rare opportunity to purchase the mineral rights for a salt cavern in Alberta's Industrial Heartland</li> <li>Located minutes east of Bruderheim in Lamont County</li> <li>Close proximity to major infrastructure including pipelines, rail, utilities</li> </ul>
	<b>Goldfinch Industrial Park</b>  Wheatland County, AB	Market  <a href="#">View Brochure</a>  <a href="#">Marcus Schwabe</a>	40 - 2,161 acres ±	<ul style="list-style-type: none"> <li>Land available for future industrial development</li> <li>Accessible via major highways, rail and in close proximity to Calgary International Airport</li> <li>CP Rail potential</li> </ul>
	<b>Spruce Grove Development Land</b>  #6, 52524 Range Road 271, Spruce Grove, AB	\$1,400,000.00  <a href="#">View Brochure</a>  <a href="#">Tyler Weiman</a>	18.83 acres ±	<ul style="list-style-type: none"> <li>Current site has approximately 80' x 60' area of heavily compacted gravel and prepped land</li> <li>Front gate and privacy berm</li> <li>Active CN railway line on the north boundary</li> </ul>
	<b>Lamont County Industrial Land</b>  4; 20; 55; 25; SE, Lamont County, AB	\$19,500/acre  <a href="#">View Brochure</a>  <a href="#">Scott Endres</a>	27.5 acres ±	<ul style="list-style-type: none"> <li>Approved for Heavy Industrial</li> <li>Located in Alberta's Industrial Heartland region, minutes to the Town of Lamont</li> <li>Adjacent to the CN Rail line</li> </ul>



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	<b>Wetaskiwin Highway Frontage Property</b>  6202 - 40 Avenue, Wetaskiwin, AB	\$1,124,400.00  <a href="#">View Brochure</a>  <a href="#">Bert Gaudet</a>	28.11 acres ±	<ul style="list-style-type: none"> <li>Highway Frontage</li> <li>Adjacent to Wetaskiwin Airport and Reynolds Museum</li> <li>Power and gas to property line</li> </ul>
	<b>426.57 Acres With 5,353 Sq Ft Home And Shops</b>  51271 RR 30, Leduc County, AB	\$4,694,500.00  <a href="#">View Brochure</a>  <a href="#">Marcus Schwabe</a>	426.57 acres ± on 4 titles	<ul style="list-style-type: none"> <li>North Saskatchewan River surrounds over 75% of the property</li> <li>5,353 sq ft ± home built in 1977 (size to be confirmed)</li> <li>3 car detached garage, heated shop, heated office/shop, pole shed</li> </ul>
	<b>89 Acres 1/2 Mile From City of Leduc</b>  24420 Highway 623, Leduc County, AB	\$3,916,000.00 (\$44,000/acre)  <a href="#">View Brochure</a>  <a href="#">Marcus Schwabe</a>	89 acres ±	<ul style="list-style-type: none"> <li>Subdivision approval required</li> <li>Zone AG (Agricultural District)</li> <li>Ideal for either Industrial Park or Residential Development</li> </ul>
	<b>150 - 500 Acres Heavy Industrial Land In Alberta's Industrial Heartland</b>  Lamont County, AB	Market  <a href="#">View Brochure</a>  <a href="#">Eric Stang</a>	150 - 500 acres ±	<ul style="list-style-type: none"> <li>Contiguous heavy industrial land situated directly north of the Graymont Lamont Terminal</li> <li>Excellent frontage along the CP rail line &amp; close proximity to the Alberta Midland and Cenovus terminals</li> <li>Positioned to capitalize on the regions strong economic growth</li> </ul>
	<b>64.29 Acres Hwy 28 In Sturgeon County</b>  Close to Fedorah, Alberta	\$6,900,000.00  <a href="#">View Brochure</a>  <a href="#">Marcus Schwabe</a>	64.29 ± acres	<ul style="list-style-type: none"> <li>On Hwy 28 just 10km north of Gibbons</li> <li>112,060 sq ft ± out buildings and 3,531 sq ft ± homes</li> <li>Great for chicken farm, farm/ranch, or possible RV storage</li> </ul>
	<b>Redwater Future Commercial Land</b>  4707/4715 44 Street, Redwater, AB	Market  <a href="#">View Brochure</a>  <a href="#">Joel Wolski</a>	4.4 acres ±	<ul style="list-style-type: none"> <li>Frontage to Highway 38</li> <li>Close to Alberta's Industrial Heartland area, easy access for industry employees</li> <li>Close proximity to major transportation routes, direct access to Fort McMurray</li> </ul>



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	<b>138.09 Acres Heavy Industrial Land In Alberta's Industrial Heartland</b>  Highway 15 & Range Road 202, Lamont County, AB	Market  <a href="#">View Brochure</a>  <a href="#">Eric Stang</a>	138.09 acres ±	<ul style="list-style-type: none"> <li>• Situated directly south of the Cenovus Terminal</li> <li>• Excellent frontage along Highway 15 and close proximity to a variety of industries</li> <li>• Positioned to capitalize on the regions strong economic growth and industrial infrastructure.</li> </ul>
	<b>Sturgeon County Industrial Land</b>  55021 Range Road 225, Sturgeon County, AB	Market (lease option)  <a href="#">View Brochure</a>  <a href="#">Tyler Weiman</a>	73.23 acres ±	<ul style="list-style-type: none"> <li>• 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)</li> <li>• Site is partially fenced and gated with gas and power services</li> <li>• Dual site access allowing for demisable options and private storage</li> </ul>
	<b>Millet Industrial Park</b>  Millet, AB	\$22,500 - \$375,000/acre (lease options)  <a href="#">View Brochure</a>  <a href="#">Marcus Schwabe</a>	3 - 150.48 acres ±	<ul style="list-style-type: none"> <li>• Recent land use amendment make this an ideal location for Data Centres and Bitcoin opportunities</li> <li>• Land for industrial development</li> <li>• Very favorable industrial pricing and flexible options</li> </ul>
	<b>Fort Saskatchewan Commercial Lands</b>  9101 & 9201 Wilshire Blvd, Fort Saskatchewan, AB	\$1,095,000/acre  <a href="#">View Brochure</a>  <a href="#">Tyler Weiman</a>	1.33 & 2.22 acres ±	<ul style="list-style-type: none"> <li>• Prime commercial development lands for sale</li> <li>• Fully serviced to the property line</li> <li>• Adjacent to McDonald's (under construction)</li> </ul>
	<b>Stand Alone Buildings On 12.65 Acres ±</b>  5205 49 Street, Yellowhead County, AB	\$600,000.00  <a href="#">View Brochure</a>  <a href="#">Cody Huchkowski</a>	12.65 acres ±	<ul style="list-style-type: none"> <li>• Located on the perimeter of the beautiful hamlet of Robb, Alberta. 53 km to Edson, 50 km to Hinton</li> <li>• 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) ±</li> <li>• Situated on a gravel surface yard which is surrounded by forest and a chainlink fence</li> </ul>
	<b>Rights To Extract Sand &amp; Gravel Aggregates</b>  Yellowhead County, AB	\$3,200,000.00  <a href="#">View Brochure</a>  <a href="#">Marcus Schwabe</a>	39.78 & 53.37 acres ±	<ul style="list-style-type: none"> <li>• 2 separate sites</li> <li>• ♦ 39.78 acres ± estimated at 1,127,000 cubic meters of sand and gravel</li> <li>• ♦ 53.37 acres ± estimated at 1,200,000 cubic meters of sand and gravel</li> <li>• South of Fox Creek in Yellowhead County</li> <li>• Full Conservation Operation Reclamation Plans for both sites completed</li> </ul>



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### 35.36 Acres Of Possibility In Alberta's Heartland

NW - 25 - 54 - 23 - 4,  
Sturgeon County, AB

\$2,200,00.00

[View Brochure](#)

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35.36 acres ±

- 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



### 1 - 400 Acres ± Lakeview Business District

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

Contact Agent

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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.



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# LEASE - LAND

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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>  <a href="#">Tyler Weiman</a>	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>  <a href="#">Tyler Weiman</a>	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>  <a href="#">Tyler Weiman</a>	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>  <a href="#">Tyler Weiman</a>	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>Strathcona County Industrial Land</b>  3052 84 Avenue NW, Edmonton, AB	\$3,200 - \$3,500/ acre-month  <a href="#">View Brochure</a>  <a href="#">Tyler Weiman</a>	0.32 - 1.71 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>  <a href="#">Tyler Weiman</a>	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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	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	<b>Small Storage Lands</b>  6910 17 Street NW, Edmonton, AB	Market  <a href="#">View Brochure</a>  <a href="#">Tyler Weiman</a>	0.2, 0.69, 1.0 & 1.5 acre ± options	<ul style="list-style-type: none"> <li>• Small storage land requirements for lease</li> <li>• Rare sizes of 1.5 acres or less in SE Edmonton</li> <li>• Fully prepped, graveled and graded site</li> </ul>
	<b>Strathcona County Industrial Land</b>  1630 90 Avenue NW, Edmonton, AB	\$1.00/sq ft  <a href="#">View Brochure</a>  <a href="#">Tyler Weiman</a>	12.9 acres ±	<ul style="list-style-type: none"> <li>• Wide range of parcel sizes which can be adjusted or combined to accommodate expansion over time</li> <li>• An attractive destination with IM (Medium Industrial) zoning for businesses seeking long term success</li> <li>• Build to suit options available to meet specific operational needs</li> </ul>
	<b>Yellowhead &amp; Gretzky Industrial Yard</b>  12321 Mount Lawn Rd NW, Edmonton, AB	\$1.75 sq ft  <a href="#">View Brochure</a>  <a href="#">Scott Endres</a>	0.70 - 1.44 acres ±	<ul style="list-style-type: none"> <li>• Secured/lit, compacted gravel yard space</li> <li>• Excellent strategic location adjacent to major arteries, servicing all quadrants of the city</li> <li>• Direct exposure &amp; unobstructed sightlines from Yellowhead Tr, Gretzky Dr. &amp; Fort Rd</li> </ul>
	<b>3.58 Acres In Strathcona County</b>  13 Street & 90 Avenue, Strathcona County, AB	Contact Agent  <a href="#">View Brochure</a>  <a href="#">Tyler Weiman</a>	3.58 ±	<ul style="list-style-type: none"> <li>• Located in Laurin Industrial Park</li> <li>• Build to suit opportunity</li> <li>• Fully fenced, gated and secured yard</li> </ul>
	<b>Sturgeon County Industrial Land</b>  55021 Range Road 225, Sturgeon County, AB	Market (purchase option)  <a href="#">View Brochure</a>  <a href="#">Tyler Weiman</a>	20 acres ±	<ul style="list-style-type: none"> <li>• 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)</li> <li>• Site is partially fenced and gated with gas and power services</li> <li>• Dual site access allowing for demisable options and private storage</li> </ul>
	<b>Sturgeon County Industrial Facility</b>  55112 Range Road 825, Sturgeon County, AB	Market (purchase option)  <a href="#">View Brochure</a>  <a href="#">Tyler Weiman</a>	32.72 acres ±	<ul style="list-style-type: none"> <li>• Potential development opportunity with already established industrial users</li> <li>• Adjacent to CN line with proposed spur track for rail served facility</li> <li>• Large paved and graveled yard area, fully fenced and gated with perimeter lighting</li> </ul>



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PROPERTY	PRICE	SIZE	HIGHLIGHTS
 <b>Millet Industrial Park</b>  Millet, AB	\$2,499 - \$3,085/ acre (purchase option)  <a href="#">View Brochure</a>  <a href="#">Marcus Schwabe</a>	3-100 acres ±	<ul style="list-style-type: none"><li>Recent land use amendment make this an ideal location for Data Centres and Bitcoin opportunities</li><li>Land for industrial development</li><li>Very favorable industrial pricing and flexible options</li></ul>



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