

EXCLUSIVE LISTINGS SUMMARY

JANUARY 2026

SALE – LAND

EDMONTON

NISKU/LEDUC

SHERWOOD PARK

STRATHCONA COUNTY

OTHER

LEASE

PROPERTY	PRICE	SIZE	HIGHLIGHTS
 Development Land 14710 Mark Messier Trail, Edmonton, AB	\$1,650,000.00	1.0 acres ±	<ul style="list-style-type: none"> 2,000 sq ft ± building on 1.0 acre ± Zoned BE (Business Employment) which allows for a wide variety of uses Direct exposure on Mark Messier Trail (Highway 2) and Anthony Henday
 41 Avenue SW Development Land 16815 - 41 Avenue SW, Edmonton, AB	\$7,999,999.00	35.2 acres ±	<ul style="list-style-type: none"> Future development land Adjacent to the newly approved Kendal NSP Prime investment opportunity within popular growth node
 Land Development Opportunity 9704 149 Street NW, Edmonton, AB	\$679,000.00	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
 South Edmonton Development Land 5010 127 Street SW, Edmonton, AB	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	\$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

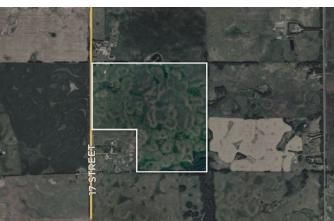


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PROPERTY	PRICE	SIZE	HIGHLIGHTS
 <p>Industrial Land with Class 1A Disposal Well 225 Hayter Road, Edmonton, AB</p>	\$7,500,000.00	21.95 acres ±	<ul style="list-style-type: none"> Medium industrial land with direct exposure to Yellowhead Freeway & Anthony Henday Class 1A disposal well on-site, active, with negative pressure and commercial capacity
 <p>160 Acres Development Land Located Within The Decoteau ASP 2010 Meridian Street SW, Edmonton, AB</p>	Market	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
 <p>140.01 Acres Development Land 5835 17 Street SW, Edmonton, AB</p>	\$4,760,340 (\$34,000/acre)	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
 <p>4.325 Acres Industrial Land 3400 68 Avenue NW, Edmonton, AB</p>	\$4,200,000.00	4.325 acres ±	<ul style="list-style-type: none"> 6 buildings Majority graveled (pipe yard) Zoned IM
 <p>Industrial Lot In Leduc Business Park 3402 79 Avenue, Leduc, AB</p>	\$1,449,000.00	2.52 acres ±	<ul style="list-style-type: none"> Fully serviced industrial land Ready for immediate development Build to suit options available
 <p>Industrial Lots in Leduc Business Park 68 Avenue & 41 Street, Leduc, AB</p>	\$525,000 - \$625,000/acre	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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PROPERTY	PRICE	SIZE	HIGHLIGHTS
 <p>Industrial Lot In Leduc Business Park 7903 34 Street, Leduc, AB</p>	\$525,000/acre	5.19 acres ±	<ul style="list-style-type: none"> Fully serviced industrial land Ready for immediate development Build to suit options available
	View Brochure		Bert Gaudet
 <p>Rare Small Parcel Within Sherwood Park 81 Broadway Boulevard, Sherwood Park, AB</p>	\$1,125,000.00	1.22 ± acres	<ul style="list-style-type: none"> Parcel facing Broadview Drive High visibility Easy access to Baseline Road, Anthony Henday, and Yellowhead Trail
	View Brochure		Marcus Schwabe
 <p>157.26 - 317.26 Acres Industrial Land In AIH 56110 Range Road 210 & 56119 Range Road 211, Strathcona County, AB</p>	Market	157.26 - 317.26 acres ±	<ul style="list-style-type: none"> 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
 <p>80.34 - 163.08 Acres South of TWP 540, West of RR 225, Strathcona County, AB</p>	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
	View Brochure		Joel Wolski
 <p>150 & 160 Acres ± Agriculture Land RR 224 & TWP 542, Strathcona County, AB</p>	\$15,000/acre	150 - 310 acres ±	<ul style="list-style-type: none"> Agriculture land located near Fort Saskatchewan Parcels can be purchased separately
	View Brochure		Joel Wolski
 <p>Cambrian Crossing Residential Development Land North of Highway 16 & West of Highway 21, Strathcona County, AB</p>	Market	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
	View Brochure		Eric Stang



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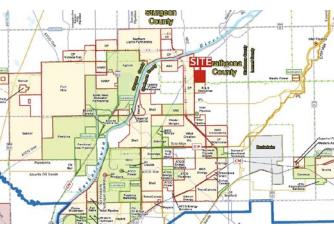
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PROPERTY	PRICE	SIZE	HIGHLIGHTS
Price Reduced! 	3.58 Acres In Strathcona County 13 Street & 90 Avenue, Strathcona County, AB	\$785,000/acre View Brochure Tyler Weiman	3.58 acre ± <ul style="list-style-type: none"> Located in Laurin Industrial Park with favorable tax benefits Ready for construction IM (Medium Industrial) zoning allows for a variety of uses
	160 Acres Industrial Heartland TWP Road 564 & RR 211, Strathcona County, AB	Market View Brochure Joel Wolski	160 acres ± <ul style="list-style-type: none"> Located in the Sandhills Heavy Industrial Policy Area Adjacent to CP Rail lands Service revenue from ACCEL, ATCO and Altalink
	156.87 Acres ± Agricultural Land 21012 Township Road 562, Strathcona County, AB	Market View Brochure Eric Stang	156.87 acres ± <ul style="list-style-type: none"> Located on Highway 830 Minutes to Bruderheim Two access points on Township 562
	151 - 453 Acres Dual Rail Land In Alberta's Industrial Heartland Strathcona County, AB	Market View Brochure Eric Stang	151.05 - 453.91 acres ± <ul style="list-style-type: none"> 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 View Brochure Eric Stang	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	\$799,000/acre View Brochure Eric Stang	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



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PROPERTY

PRICE

SIZE

HIGHLIGHTS



Commercial Development Land

3201 52 Avenue,
Innisfail, AB

[\\$1,999,000.00](#)

10.01 acres ±

- Prime visibility and access along QE II (Highway 2) and Highway 54
- Corner exposure with dual highway access
- Fully serviced frontage with existing water and sanitary connections

[View Brochure](#)
[Eric Stang](#)


Residential Development Land

Camrose, AB

[\\$2,299,000.00](#)

127.82 acres ±

- Exceptional Opportunity in a Thriving Regional Hub
- Discover an exciting investment opportunity in a growing and vibrant community
- This property represents a rare opportunity to shape the next phase of residential growth in one of Alberta's most desirable communities

[View Brochure](#)
[Eric Stang](#)


25.92 Acres Of Development Land

52 Ave & Rge Rd 205,
Bruderheim, AB

[\\$2,199,000.00](#)

25.92 acres ±

- Shovel ready residential & commercial land
- Uniquely positioned in the heart of Alberta's Industrial Heartland
- Offers a fully planned, engineered, and development-ready opportunity

[View Brochure](#)
[Eric Stang](#)


Price Reduced!

Multi-Family Development Opportunity

4043 46 Street,
Stony Plain, AB

[\\$1,745,000.00](#)

3.332 acres ±

- Highest and best use feasibility study has been completed for a multi-building residential development
- Proposed zoning allows for medium to high density housing, commercial development and daycare facilities
- Property located just north of the Old Town South Redevelopment Area

[View Brochure](#)
[Cody Huchkowski](#)


105 Acres ± Of Industrial Land In Thorhild

Thorhild, AB

[\\$1,048,500.00](#)

104.85 acres ±

- Access to Highway 63
- Adjacent to the CN Rail
- Flexible Industrial Zoning

[View Brochure](#)
[Eric Stang](#)


Heartland Industrial Park

Fort Saskatchewan, AB

Starting at
\$314,000/acre

1.85 - 90.0
acres ±

- Industrial lots for sale
- Build to suit opportunities available
- Tax incentives available

[View Brochure](#)
[Eric Stang](#)


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PROPERTY	PRICE	SIZE	HIGHLIGHTS
 80.43 Acres of Future Potential Development Land Range Rd 243, Twp Rd 543, Leduc County	\$3,217,200.00	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)	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	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	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	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	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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PROPERTY	PRICE	SIZE	HIGHLIGHTS
 <p>Wetaskiwin Highway Frontage Property 6202 - 40 Avenue, Wetaskiwin, AB</p>	\$1,124,400.00	28.11 acres ±	<ul style="list-style-type: none"> Highway Frontage Adjacent to Wetaskiwin Airport and Reynolds Museum Power and gas to property line
 <p>462.57 Acres With 5,353 Sq Ft Home And Shops 51271 RR 30, Leduc County, AB</p>	\$4,694,500.00	462.57 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
 <p>89 Acres 1/2 Mile From City of Leduc 24420 Highway 623, Leduc County, AB</p>	\$3,916,000.00 (\$44,000/acre)	89 acres ±	<ul style="list-style-type: none"> Subdivision approval required Zone AG (Agricultural District) Ideal for either Industrial Park or Residential Development
 <p>150 - 500 Acres Heavy Industrial Land In Alberta's Industrial Heartland Lamont County, AB</p>	Market	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
 <p>64.29 Acres Hwy 28 In Sturgeon County Close to Fedorah, Alberta</p>	\$6,900,000.00	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
 <p>Redwater Future Commercial Land 4707/4715 44 Street, Redwater, AB</p>	Market	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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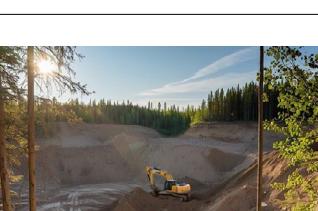
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PROPERTY	PRICE	SIZE	HIGHLIGHTS
 <p>138.09 Acres Heavy Industrial Land In Alberta's Industrial Heartland</p> <p>Highway 15 & Range Road 202, Lamont County, AB</p>	Market	138.09 acres ±	<ul style="list-style-type: none"> Situated directly south of the 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.
 <p>Sturgeon County Industrial Land</p> <p>55021 Range Road 225, Sturgeon County, AB</p>	Market (lease option)	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
 <p>Millet Industrial Park</p> <p>Millet, AB</p>	\$22,500 - \$375,000/acre (lease options)	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
 <p>Fort Saskatchewan Commercial Lands</p> <p>9101 & 9201 Wilshire Blvd, Fort Saskatchewan, AB</p>	\$1,095,000/acre	1.33 & 2.22 acres ±	<ul style="list-style-type: none"> Prime commercial development lands for sale Fully serviced to the property line Adjacent to McDonald's (under construction)
 <p>Stand Alone Buildings On 12.65 Acres ±</p> <p>5205 49 Street, Yellowhead County, AB</p>	\$600,000.00	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
 <p>Rights To Extract Sand & Gravel Aggregates</p> <p>Yellowhead County, AB</p>	\$3,200,000.00	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



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PROPERTY	PRICE	SIZE	HIGHLIGHTS
 <p>35.36 Acres Of Possibility In Alberta's Heartland NW - 25 - 54 - 23 - 4, Sturgeon County, AB</p>	\$2,200,000.00 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
 <p>1 - 400 Acres ± Lakeview Business District Ray Gibbon Drive & Giroux Road, St. Albert, AB</p>	Contact Agent View Brochure Eric Stang	1 - 400 acres ±	<ul style="list-style-type: none"> 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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 <p>NE Edmonton Industrial Land 1803 121 Avenue NE, Edmonton, AB</p>	\$3,500/acre/month	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
 <p>Secure Yard With Private Entrance 2702 84 Avenue NW, Edmonton, AB</p>	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
 <p>SE Edmonton Industrial Land 2071 70 Avenue NW, Edmonton, AB</p>	\$3,200 - \$3,500/acre/month	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
 <p>10 Acres Industrial Land 6103 20 Street NW, Edmonton, AB</p>	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
 <p>Strathcona County Industrial Land 3052 84 Avenue NW, Edmonton, AB</p>	\$3,200 - \$3,500/acre-month	0.32 - 1.71 acres ±	<ul style="list-style-type: none"> Flexible yard sizes available IH Zoning (Heavy Industrial) Secure yard with private entrance
 <p>Prime Industrial Land Location 7120 34 Street NW, Edmonton, AB</p>	\$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



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 Small Storage Lands 6910 17 Street NW, Edmonton, AB	Market	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
	View Brochure		
	Tyler Weiman		
 Strathcona County Industrial Land 1630 90 Avenue NW, Edmonton, AB	\$1.00/sq ft	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
	View Brochure		
	Tyler Weiman		
 Yellowhead & Gretzky Industrial Yard 12321 Mount Lawn Rd NW, Edmonton, AB	\$1.75 sq ft	0.70 - 1.44 acres ±	<ul style="list-style-type: none"> Secured/lit, compacted gravel yard space Excellent strategic location adjacent to major arteries, servicing all quadrants of the city Direct exposure & unobstructed sightlines from Yellowhead Tr, Gretzky Dr. & Fort Rd
	View Brochure		
	Scott Endres		
 3.58 Acres In Strathcona County 13 Street & 90 Avenue, Strathcona County, AB	Contact Agent	3.58 ±	<ul style="list-style-type: none"> Located in Laurin Industrial Park Build to suit opportunity Fully fenced, gated and secured yard
	View Brochure		
	Tyler Weiman		
 Sturgeon County Industrial Land 55021 Range Road 225, Sturgeon County, AB	Market (purchase option)	20 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
	View Brochure		
	Tyler Weiman		
 Sturgeon County Industrial Facility 55112 Range Road 825, Sturgeon County, AB	Market (purchase option)	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
	View Brochure		
	Tyler Weiman		



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PROPERTY	PRICE	SIZE	HIGHLIGHTS
Millet Industrial Park Millet, AB	\$2,499 - \$3,085/ acre (purchase option)	3-110 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

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[Marcus Schwabe](#)


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