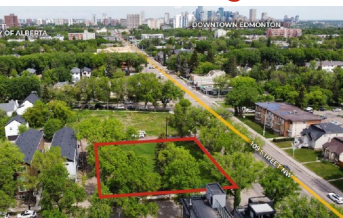
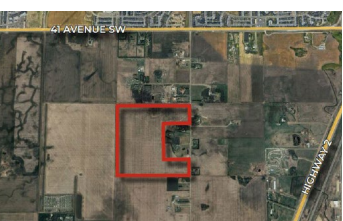


EXCLUSIVE LISTINGS SUMMARY

AUGUST 2026

SALE – LAND

EDMONTON	NISKU/LEDUC	SHERWOOD PARK	STRATHCONA COUNTY	OTHER	LEASE
PROPERTY	PRICE	SIZE	HIGHLIGHTS		
New Listing! 	Development Permit Approved 46 Unit Apartment Site 10902 - 77 Avenue NW, Edmonton, AB View Brochure Thomas Braun	\$2,080,000.00 16,218 sq ft ±	• Corner development site on 109 Street near University of Alberta in the neighborhood of McKernan • 37,781 sq ft ± above-grade GFA • Development permit for a 46-unit apartment development, which includes underground parkade		
	10.23 Acres ± Industrial Land 6103 - 20 Street NW, Edmonton, Alberta View Brochure Tyler Weiman	\$9,718,500.00 (\$950,000/acre) (lease options) 10.23 acres ±	• Industrial land ready for immediate possession • Two separately titled parcels (5.34 & 4.89 acres) • Fully compacted, graveled and prepped site		
	Development Land In SE Edmonton With Multiple Income Streams 5410 Meridian Street SW, Edmonton, AB View Brochure Tyler Weiman	\$8,500,000.00 150.81 acres ±	• Located directly south of the approved Decoteau ASP • This parcel presents a prime investment opportunity, positioning it to benefit from Edmonton's continued growth and expanding population.		
	4.325 Acres Industrial Land 3400 68 Avenue NW, Edmonton, AB View Brochure Marcus Schwabe	\$4,200,000.00 4.325 acres ±	• 6 buildings • Majority of the yard is prepped and graveled (pipe yard) • Zoned IM		
	South Edmonton Development Land 5010 127 Street SW, Edmonton, AB View Brochure Scott Endres	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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STRATHCONA COUNTY

OTHER

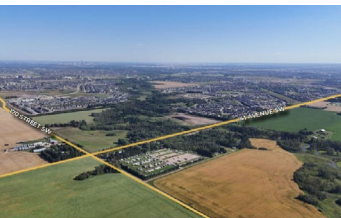
LEASE

PROPERTY

PRICE

SIZE

HIGHLIGHTS



41 Avenue SW Development Land

16815 - 41 Avenue SW,
Edmonton, AB

\$7,999,999.00

35.2 acres ±

- Future development land
- Adjacent to the newly approved Kendal NSP
- Prime investment opportunity within popular growth node

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[Tyler Weiman](#)



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

[View Brochure](#)

[Kelly Gibbon](#)



160 Acres Development Land Located Within The Decoteau ASP

2010 Meridian Street SW,
Edmonton, AB

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

[View Brochure](#)

[Eric Stang](#)



RWC 28 Land

50455 Range Road 254,
Edmonton, AB

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

[View Brochure](#)

[Thomas Braun](#)

Price Reduced!



Strathcona County Industrial Land

1630 90 Avenue NW,
Edmonton, AB

\$699,900/acre
(lease options)

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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[Tyler Weiman](#)



Development Land

5405 - 45 Street,
Leduc, AB

\$2,450,000.00

8.14 acres ±

- Positioned in the established and evolving community of North Telford,
- Fully serviced development parcel presents a rare opportunity for residential builders and investors.
- The site is ideally suited for new residential construction.

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[Joel Wolski](#)



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SALE – LAND

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SHERWOOD PARK

STRATHCONA COUNTY

OTHER

LEASE

PROPERTY

PRICE

SIZE

HIGHLIGHTS



Industrial Lot In Leduc Business Park

3402 79 Avenue,
Leduc, AB

\$1,449,000.00

2.52 acres ±

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

[View Brochure](#)

[Bert Gaudet](#)



Industrial Lots in Leduc Business Park

68 Avenue & 41 Street,
Leduc, AB

\$525,000 -
\$625,000/acre

1 - 40 acres ±

- Fully serviced industrial land
- Ready for immediate development
- Lots are stripped and graded

[View Brochure](#)

[Kelly Gibbon](#)



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

110 Broadview Drive,
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](#)



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

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SHERWOOD PARK

STRATHCONA COUNTY

OTHER

LEASE

PROPERTY

PRICE

SIZE

HIGHLIGHTS



Cambrian Crossing Residential Development Land

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

Market

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

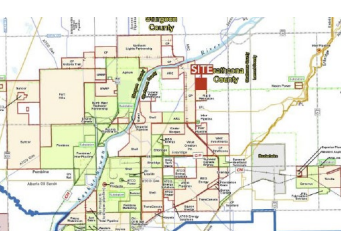
\$785,000/acre

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)

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OTHER

LEASE

PROPERTY

PRICE

SIZE

HIGHLIGHTS



150 & 160 Acres ± Agriculture Land

\$15,000/acre

150 - 310
acres ±

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

RR 224 & TWP 542,
Strathcona County, AB

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[Joel Wolski](#)



Prime Highway Oriented Commercial & Industrial Development Land

\$2,400,000.00

70.89 acres ±

- Strategically located within the Edson West ASP
- Uniquely positioned to benefit from the planned realignment of Hwy 16
- Backs directly onto the CN Rail line, further supporting a range of industrial and logistics opportunities

Edson, AB

[View Brochure](#)

[Tyler Weiman](#)

Price Reduced!



25.92 Acres Of Development Land

\$1,811,808.00
(\$69,900/acre)

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

52 Avenue & Rge Rd 205,
Bruderheim, AB

[View Brochure](#)

[Eric Stang](#)

Price Reduced!



Multi-Family Development Opportunity

\$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

4043 46 Street,
Stony Plain, AB

[View Brochure](#)

[Kelly Gibbon](#)

Price Reduced!



105 Acres ± Of Industrial Land In Thorhild

\$891,225.00
(\$8,500/acre)

104.85 acres ±

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

Thorhild, AB

[View Brochure](#)

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Price Reduced!



Commercial Development Land

\$1,799,000.00
(\$179,900/acre)

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

3201 52 Avenue,
Innisfail, AB

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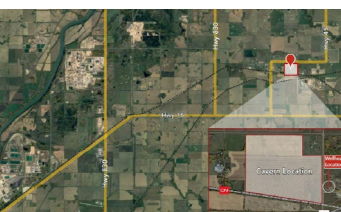
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SALE – LAND

EDMONTON NISKU/LEDUC SHERWOOD PARK STRATHCONA COUNTY OTHER LEASE				
	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	Residential Development Land Camrose, AB View Brochure Eric Stang	\$2,032,338.00 (\$15,900/acre)	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
	Wetaskiwin Highway Frontage Property 6202 - 40 Avenue, Wetaskiwin, AB View Brochure Bert Gaudet	\$1,124,400.00	28.11 acres ±	• Highway Frontage • Adjacent to Wetaskiwin Airport and Reynolds Museum • Power and gas to property line
	Goldfinch Industrial Park Wheatland County, AB View Brochure Marcus Schwabe	Market	40 - 2,161 acres ±	• 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 View Brochure Tyler Weiman	\$1,318,100.00	18.83 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
	Prime Development Opportunity 180 Century Crossing, Spruce Grove, AB View Brochure Tyler Weiman	Market	0.34 acres ±	• Flexible C2 zoning supporting a wide range of uses including retail, medical, daycare, and professional services • Strong visibility and convenient access within an established commercial corridor • Surrounded by expanding residential communities, supporting consistent long term demand
	Industrial Heartland Mineral Rights Lamont County, AB View Brochure Joel Wolski	\$11,000,000.00	Please Contact	• 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



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SHERWOOD PARK

STRATHCONA COUNTY

OTHER

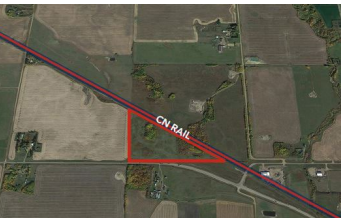
LEASE

PROPERTY

PRICE

SIZE

HIGHLIGHTS



Lamont County Industrial Land

4; 20; 55; 25; SE,
Lamont County, AB

\$19,500/acre

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

[View Brochure](#)

[Scott Endres](#)



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

[View Brochure](#)

[Eric Stang](#)



138.09 Acres Heavy Industrial Land In Alberta's Industrial Heartland

Hwy 15 & Rge Rd 202,
Lamont County, AB

Market

138.09 acres ±

- 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.

[View Brochure](#)

[Eric Stang](#)



80.43 Acres of Future Development Land

Range Rd 243 & Twp Rd
504, Leduc County, AB

\$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)

[View Brochure](#)

[Tyler Weiman](#)

Price Reduced!



Recreational & Multi Use Land Opportunity

51271 Range Road 30,
Leduc County, AB

\$620,750 -
\$1,452,750

95.5 - 223.5
acres ±

- 223.5 acres ± across two available parcels
- Flexible recreational and agricultural opportunities
- Suitable for private, institutional, or outdoor oriented uses

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[Marcus Schwabe](#)

Price Reduced!



Luxury River Valley Estate Residence On 102 Acres

51271 Range Road 30,
Leduc County, AB

\$1,150,000.00

102.07 acres ±

- Exceptional river valley estate setting with outstanding privacy and natural surroundings
- Substantial 5,353 sq ft ± residence offering scale and flexibility
- Option to expand into additional land parcels are available: 128 acres ± and 95 acres ±

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STRATHCONA COUNTY

OTHER

LEASE

PROPERTY

PRICE

SIZE

HIGHLIGHTS



89 Acres 1/2 Mile From City of Leduc

24420 Highway 623,
Leduc County, AB

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

89 acres ±

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

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Price Reduced!



64.29 Acres Hwy 28 In Sturgeon County

Close to Fedorah, Alberta

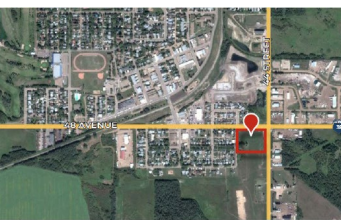
\$6,500,000.00

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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[Marcus Schwabe](#)



Redwater Future Commercial Land

4707/4715 46 Street,
Redwater, AB

Market

4.67 acres ±

- Frontage to Highway 38
- Located about 30 minutes NE of Edmonton, home to approx. 2,200 residents and 100+ businesses
- Ideal for quick service restaurants, fuel stations, retail, medical, and automotive service businesses

[View Brochure](#)

[Tyler Weiman](#)



Sturgeon County Industrial Facility With Proposed CN Spur

55112 Secondary Hwy 825,
Sturgeon County, AB

\$9,990,000.00
(lease option)

32.72 acres ±

- Adjacent to CN Rail with proposed rail spur for industrial servicing
- Vendor has multiple quotes to fully prepare, compact, and gravel the site
- Fenced, secured, gated facility with powered entry, central vac, & air filtration

[View Brochure](#)

[Tyler Weiman](#)



Sturgeon County Industrial Land

55021 Range Road 225,
Sturgeon County, AB

Market
(lease option)

22 acres ±

- 5,600 sq ft ± quonset with drive through access
- Additional on-site office and mobile home
- Compacted, graveled, and site-ready

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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

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

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STRATHCONA COUNTY

OTHER

LEASE

PROPERTY

PRICE

SIZE

HIGHLIGHTS



Millet Industrial Park

Millet, AB

\$325,000 -
\$375,000/acre
(lease options)

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3 - 110 acres ±

- 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



1 - 400 Acres ± Lakeview Business District

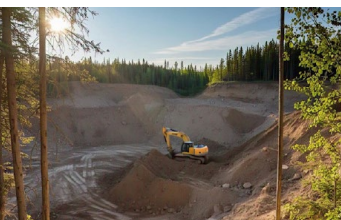
Ray Gibbon Drive &
Giroux Road,
St. Albert, AB

Contact Agent

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[Eric Stang](#)

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.



Rights To Extract Sand & Gravel Aggregates

Yellowhead County, AB

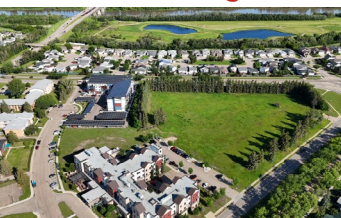
\$3,200,000.00

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39.78 & 53.37
acres ±

- 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

New Listing!



Prime Mixed Use Development Land

9430-95 Street, Fort
Saskatchewan, AB

Market

[View Brochure](#)
[Tyler Weiman](#)

5.71 acres ±

- Strategically located in Fort Saskatchewan's high growth corridor
- Flexible zoning supports multi-family, seniors housing, and commercial development
- Up to 12-storey residential development potential



Fort Saskatchewan Commercial Lands

9101 & 9201 Wilshire Blvd,
Fort Saskatchewan, AB

\$1,095,000/acre

[View Brochure](#)
[Tyler Weiman](#)

1.33 & 2.22
acres ±

- Prime commercial development lands available
- Adjacent to McDonald's (now open!)
- Surrounded by established retailers and services (Heartland Fort Veterinary Hospital, Moose Liquor, Rivers Edge Orthodontics and Smart Learners Daycare & OSC)



Heartland Industrial Park

Fort Saskatchewan, AB

Starting at
\$314,000/acre

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1.85 - 90.0
acres ±

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



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SALE – LAND

[EDMONTON](#)[NISKU/LEDUC](#)[SHERWOOD PARK](#)[STRATHCONA COUNTY](#)[OTHER](#)[LEASE](#)

PROPERTY

PRICE

SIZE

HIGHLIGHTS



Prime Residential & Mixed-Use Development Opportunity

New Sarepta, AB

\$635,000.00

24.46 acres ±

- **Judicial sale**
- Fully serviced, development-ready land
- Outline Plan approved; flexible zoning
- Immediate access to Highway 21

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LEASE – LAND

EDMONTON

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SALE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	Yellowhead & Gretzky Industrial Yard 12321 Mount Lawn Rd NW, Edmonton, AB View Brochure Scott Endres	\$1.75 sq ft	0.70 - 1.44 acres ±	- 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
	Secure Yard With Private Entrance 2702 84 Avenue NW, Edmonton, AB View Brochure Tyler Weiman	Market	1.35 acres ±	- Fully prepped, graveled, fenced and gated yard - Secure yard with private entrance - Convenient southeast industrial location
	Up To 10 Acres Industrial Land 2071 70 Avenue NW, Edmonton, AB View Brochure Tyler Weiman	\$3,500/acre/month	1 - 10 acres ±	- Build-to-suit opportunities - Minutes to Anthony Henday Drive - Fully prepped, graveled, fenced and gated yard
	10.23 Acres ± Industrial Land 6103 20 Street NW, Edmonton, AB View Brochure Tyler Weiman	Market (purchase option)	10.23 acres ±	- Industrial land ready for immediate possession - Two separately titled parcels (5.34 & 4.89 acres) - Fully compacted, graveled and prepped site
	Strathcona County Industrial Land 3052 84 Avenue NW, Edmonton, AB View Brochure Tyler Weiman	Market	3.27 acres ±	- Flexible yard sizes available - IH Zoning (Heavy Industrial) - Secure yard with private entrance
	Prime Industrial Land Location 7120 34 Street NW, Edmonton, AB View Brochure Tyler Weiman	\$3,500/acre-month	2 acres ±	- Site is graveled, fully fenced and gated - Private access from 34 Street - Excellent connectivity to Sherwood Park Freeway, Whitemud Drive, and Anthony Henday Drive



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	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	Small Storage Requirements 6910 17 Street NW, Edmonton, AB	\$674/sq ft/ month - \$3,500/ acre/month View Brochure Tyler Weiman	3,450 - 43,560 sq ft ±	• Sea-can containers provided • Fully prepped, graveled and graded site • Direct exposure to 17 Street
	Strathcona County Industrial Land 1630 90 Avenue NW, Edmonton, AB	\$1.00/sq ft View Brochure Tyler Weiman	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
	Millet Industrial Park Millet, AB	\$2,499 - \$3,086/ acre (purchase options) View Brochure Marcus Schwabe	3-110 acres ±	• 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
Price Reduced! 	3.58 Acres In Strathcona County 13 Street & 90 Avenue, Strathcona County, AB	Contact Agent View Brochure Tyler Weiman	3.58 ±	• Located in Laurin Industrial Park • Build to suit opportunity • Fully fenced, gated and secured yard
	Sturgeon County Industrial Land 55021 Range Road 225, Sturgeon County, AB	Market (purchase option) View Brochure Tyler Weiman	22 acres ±	• 5,600 sq ft ± quonset with drive through access • Additional on-site office and mobile home • Compacted, graveled, and site-ready
	Sturgeon County Industrial Facility With Proposed CN Spur 55112 Secondary Hwy 825, Sturgeon County, AB	Market (purchase option) View Brochure Tyler Weiman	32.72 acres ±	• Adjacent to CN Rail with proposed rail spur for industrial servicing • Vendor has multiple quotes to fully prepare, compact, and gravel the site • Fenced, secured, gated facility with powered entry, central vac, & air filtration



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