

| HARVEST LAND |

LAND FOR SALE

3501-07 61 AVENUE & 6012-16 35 STREET | LEDUC | AB



1.24 - 12.05 ACRES FULLY SERVICED LEDUC LAND

- Fully serviced and rough graded land parcels in Leduc
- Flexible lot sizes ranging from 1.24 – 12.05 acres
- Competitively priced
- Diverse existing tenant mix including Sarens, Basintek, Layher Scaffolding, NDT Global Inc., Northstar Concrete Ltd.
- Easily accessible from QEII Highway, Nisku Spine Road, and Airport Road
- New 50th Street overpass currently under construction and will provide even better access/egress to highway 2 and Edmonton International Airport cargo

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OMADA COMMERCIAL
1400 Phipps-McKinnon Building
10020 101A Ave, Edmonton AB T5J 3G2

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PROPERTY FEATURES

Municipal	3501-07 61 Avenue & 6012-16 35 Street, Leduc, Alberta
Legal	Plan 1520275, Block 7, Lot 1-7
Zoning	IL- Light Industrial
Neighborhood	Telford Industrial
Available	Immediately
Access	65 Avenue, 35 Street
Sale Price	\$425,000 per acre



FULLY SERVICED



ROUGH GRADED LOTS



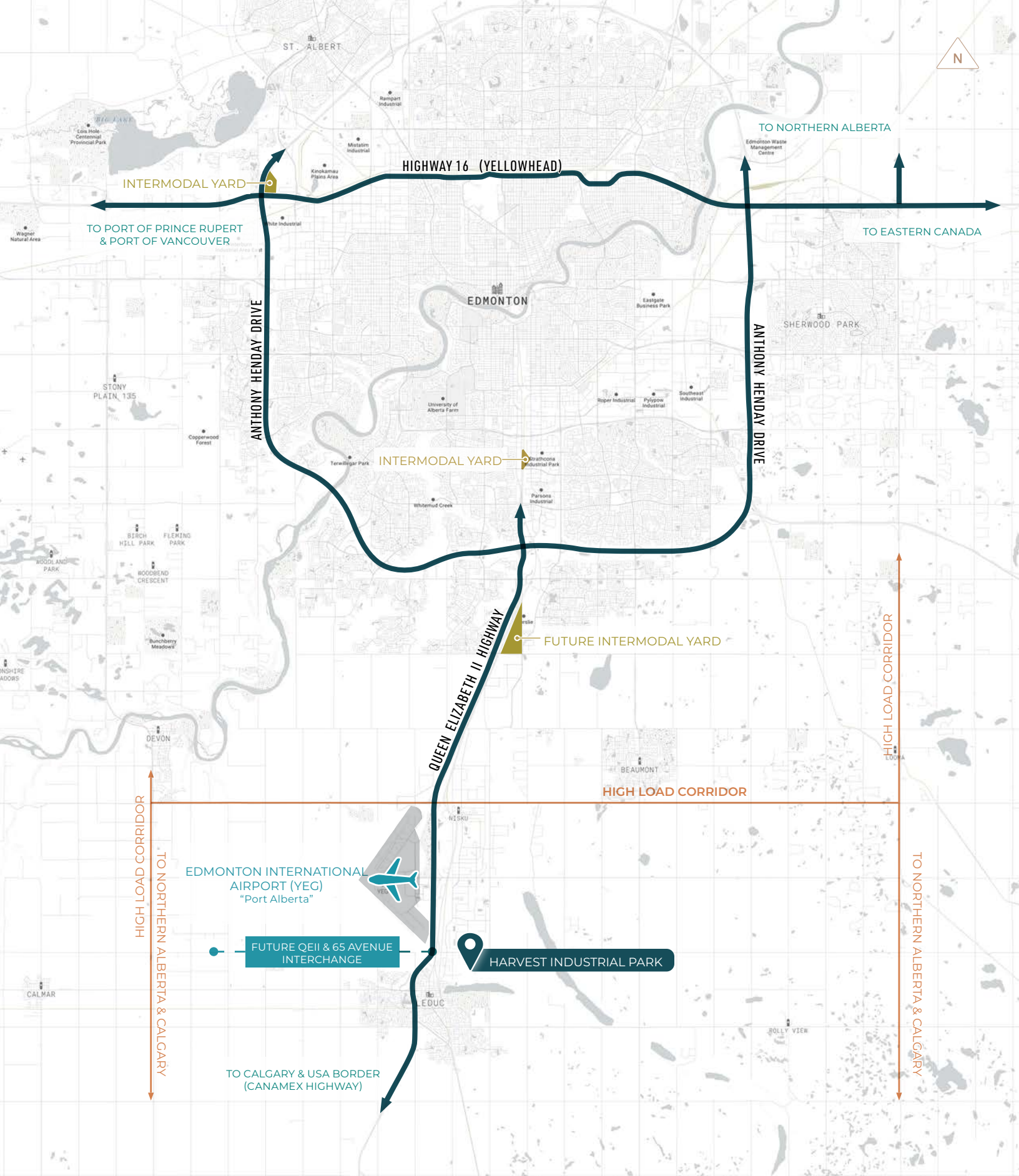
FLEXIBLE LOT SIZES



LOT	SIZE (ACRES)	ASKING PRICE	PROPERTY TAXES (2023)
1	1.30	\$552,500.00	\$6,478.46
2	1.28	\$544,000.00	\$6,360.68
3	1.27	\$539,750.00	\$6,360.68
4	1.24	\$527,000.00	\$6,242.88
5	2.15	\$913,750.00	\$9,868.20
6	2.12	\$901,000.00	\$9,305.43
7	2.69	\$1,143,250.00	\$12,407.24







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