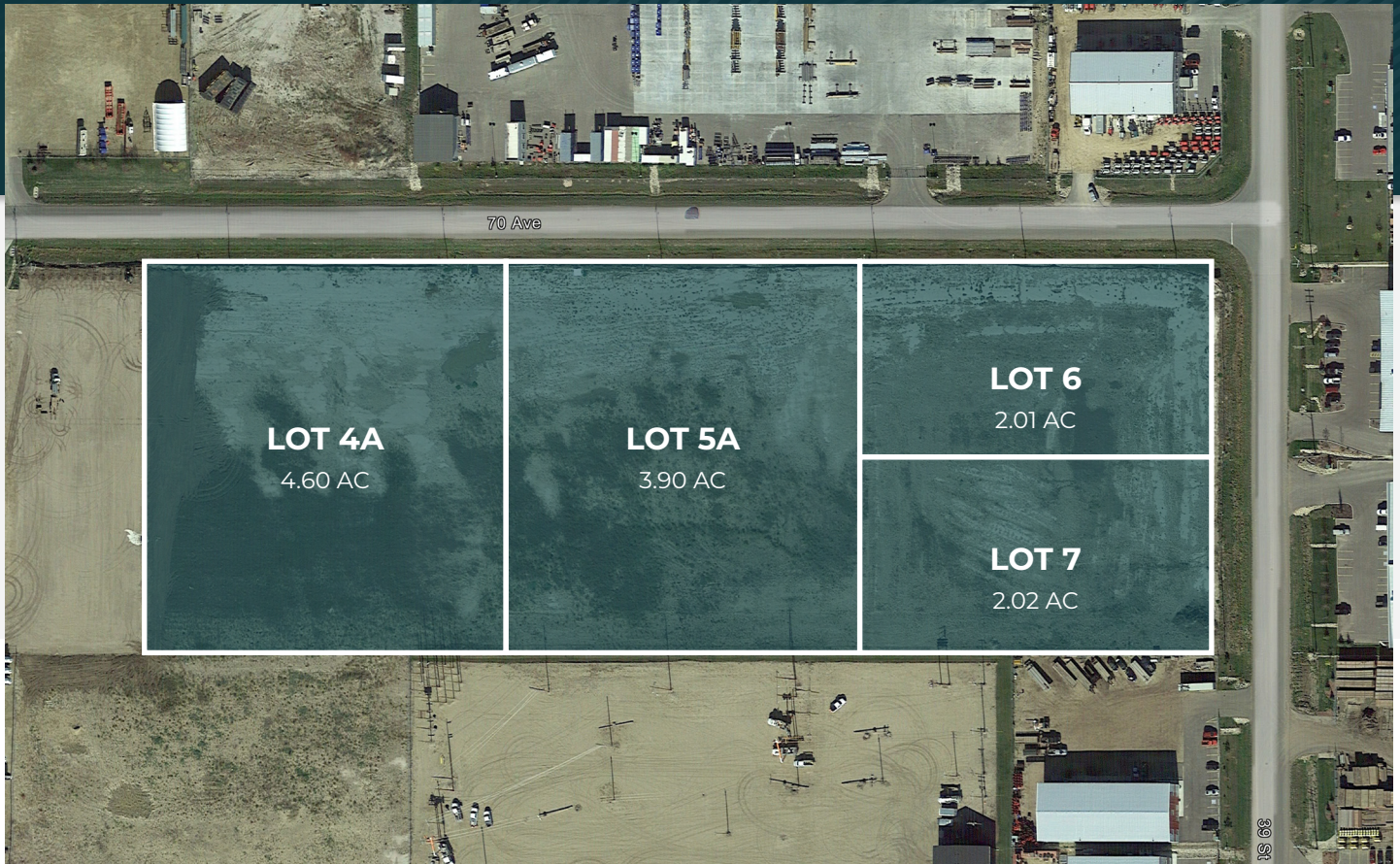


| LEDUC 70 |

3907-03-01 70 AVENUE & 6906 39 STREET | LEDUC | AB INDUSTRIAL LAND FOR SALE



OPPORTUNITY TO ACQUIRE AND DEVELOP IN LEDUC BUSINESS PARK

- Up to 12.53 acres industrial zoned land
- Four (4) separate land titles
- Value-add site work completed on west parcel
- Building plans for state-of-the-art distribution centre completed
- Stripped and graded with utilities installed on Lot 4A

BRONWYN SCRIVENS

Associate Broker

780.540.5331

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KENT SIMPSON

Associate

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| OMADA-CRE.COM

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

Omada
COMMERCIAL

INDUSTRIAL LAND FOR SALE UP TO 12.53 ACRES

Addresses

- 3907 70 Avenue (Plan 1124901, Block 14, Lot 4A)
- 3903 70 Avenue (Plan 1124901, Block 14, Lot 5A)
- 3901 70 Avenue (Plan 1124901, Block 14, Lot 6)
- 6906 39 Street (Plan 1124901, Block 14, Lot 7)

Lot Breakdown

- Lot 4A - 4.60 Acres
- Lot 5A - 3.90 Acres
- Lot 6 - 2.01 Acres
- Lot 7 - 2.02 Acres

Property Taxes (2022)

- Lot 4A - \$20,533.25
- Lot 5A - \$17,645.76
- Lot 6 - \$9,758.64
- Lot 7 - \$10,293.36

Total - \$58,231.01

Zoning Medium Industrial (IM)

Site Area 12.53 Acres

Purchase Price \$525,000 Per Acre
(\$6,578,250 for 12.53 Acres)



INDUSTRIAL ZONED



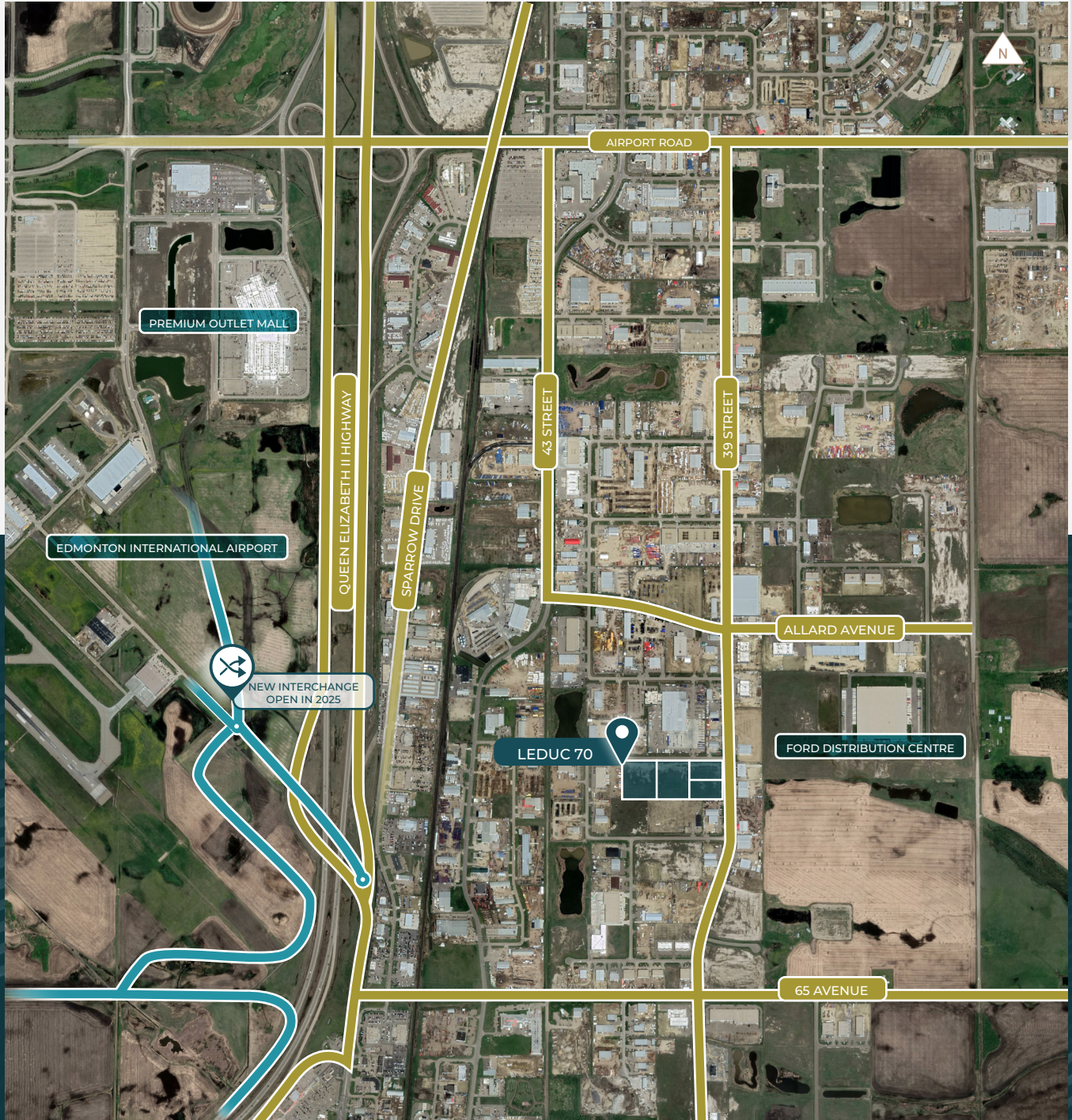
DEVELOPMENT READY

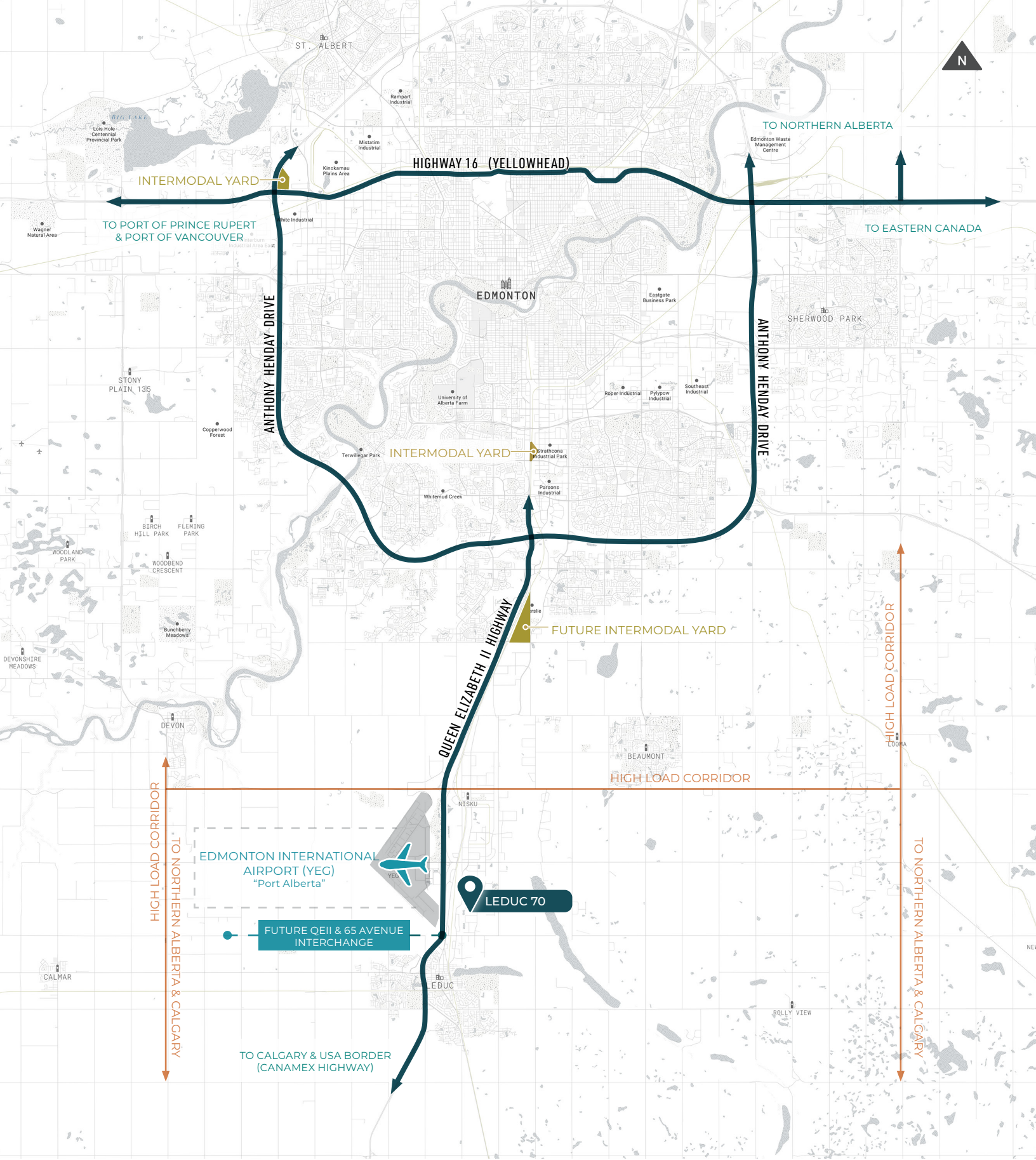


PRIME LOCATION



CONCEPTUAL RENDERING





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