



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR SALE

**INDUSTRIAL
LAND OR
BUILD TO SUIT**

75 Avenue & 36 Street,
Leduc, AB



1.24 TO 5.16 ACRES (NON-CONTIGUOUS) AVAILABLE IMMEDIATELY

PROPERTY HIGHLIGHTS

- Multiple parcels available: 1.24 Acres to 2.66 Acres
- Build to suit options
- Ready for immediate development
- Lot stripped and rough graded
- Great access to High Load Corridor, Highway 2 (QEII) and the Edmonton International Airport
- All off-site levies pre-paid

PROPERTY DETAILS

Legal Description:	Plan 1323038, Block 7, Lots 15, 16, 18
Zoning:	IM - Medium Industrial
Taxes:	TBC
Lot Area:	1.24 acres, 1.42 acres, 2.5 acres
Utilities:	Serviced
Sale Price:	See below
Lease Rate:	Market

LOT 19
2.77 ACRES
(SOLD)

LOT 18
2.5 ACRES
\$1,200,000

LOT 15
1.42 ACRES
\$750,000

LOT 16
1.24 ACRES
\$685,000

LOTS 15 & 16 (COMBINED)
1.42 ACRES + 1.24 ACRES
= 2.66 ACRES
\$1,435,000

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AERIAL

EDMONTON

14 minutes to Edmonton



MISKU SPINE ROAD

HIGHWAY 19

HIGHWAY 625

EDMONTON INTERNATIONAL AIRPORT



10 minutes to Edmonton International Airport

9TH STREET

AIRPORT ROAD

OUTLOOK PARK

SITE

65 AVENUE

CALGARY



LEDUC



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