



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR SALE

**INDUSTRIAL
LAND OR
BUILD TO SUIT**

LOTS 15 & 16

75 Avenue & 36 Street,
Leduc, AB



1.24 - 2.66 ACRES AVAILABLE IMMEDIATELY

PROPERTY HIGHLIGHTS

- 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 |
| Zoning: | IM - Medium Industrial |
| Lot Area: | ± 2.66 Acres (combined) |
| Utilities: | Serviced |
| Sale Price (Lots 15 & 16): | \$1,435,000 |
| Lot 15 | \$750,000 |
| Lot 16 | \$685,000 |
| Lease Rate: | Market |
| Taxes: | TBC |

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CUSHMAN & WAKEFIELD Edmonton

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AERIAL

EDMONTON

14 minutes
to Edmonton



MISKU SPINE ROAD

HIGHWAY 19

HIGHWAY 625

EDMONTON
INTERNATIONAL
AIRPORT



QUEEN ELIZABETH HIGHWAY 2

9TH STREET

AIRPORT ROAD

10 minutes
to Edmonton
International Airport

OUTLOOK
PARK



65 AVENUE

CALGARY



LEDUC

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