

# AICRE INSIGHT

## Q3 2021 – SMALL LAND PARCELS

Demand for land, along with price, has come back throughout the traditional Leduc and Nisku market since the highs of 2014 and 2015. With activity sporadic, it is hard to get a true gauge of market value, and whilst there is a widespread of pricing in the “new” north Nisku market, those selling land with exposure command a higher rate than those without. There are still a large number of parcels available throughout the park, and vendors need to be realistic in their expectations.

- Small parcel land prices have dropped by approximately 15 - 20% throughout the traditional Leduc / Nisku areas (up to 30th Avenue, Nisku) from 2015.
- Raw land in Leduc and Nisku presents a great opportunity and is now comparable to Acheson and approximately 50% of the price of South East Edmonton.
- 65th Avenue interchange in Leduc may open up the southern portion of Leduc Industrial park.

| Address         |       | Sale Date  | Size (ac)    | Sale \$             | \$ / acre        |
|-----------------|-------|------------|--------------|---------------------|------------------|
| 7504 42 St      | Leduc | 3/26/2018  | 1.55         | \$900,000           | \$580,645        |
| 1502 5 St       | Nisku | 3/1/2018   | 1.79         | \$925,000           | \$516,759        |
| 507 12 Ave      | Nisku | 12/13/2018 | 2.27         | \$700,000           | \$308,370        |
| 3415 13 St      | Nisku | 8/24/2018  | 2.84         | \$1,789,200         | \$630,000        |
| 1502 5 Street   | Nisku | 04/08/2019 | 1.79         | \$1,200,000         | \$670,391        |
| 4104 65 A Ave   | Leduc | 4/12/2019  | 2.08         | \$783,750           | \$376,803        |
| 6705 39 St      | Leduc | 2/22/2019  | 2.47         | \$1,045,000         | \$423,077        |
| 3461 8 St       | Nisku | 09/25/2019 | 3.19         | \$1,475,000         | \$462,382        |
| 3280 11 St      | Nisku | 03/16/2020 | 2.10         | \$1,102,500         | \$525,000        |
| 605 13 Avenue   | Nisku | 11/18/2020 | 2.07         | \$848,700           | \$410,000        |
| 507 12 Avenue   | Nisku | 01/05/2021 | 2.27         | \$900,000           | \$396,476        |
| 3481 8 St       | Nisku | 2/16/21    | 3.31         | \$1,400,000         | \$422,961        |
| 3285 10 St      | Nisku | 5/5/2021   | 2.12         | \$1,113,000         | \$525,000        |
| 1405 10 St      | Nisku | 7/19/2021  | 1.09         | \$510,000           | \$467,890        |
| 2010 Sparrow Dr | Leduc | 8/5/2021   | 4.25         | \$2,645,461         | \$622,461        |
| <b>Total</b>    |       |            | <b>35.19</b> | <b>\$17,337,611</b> | <b>\$492,686</b> |

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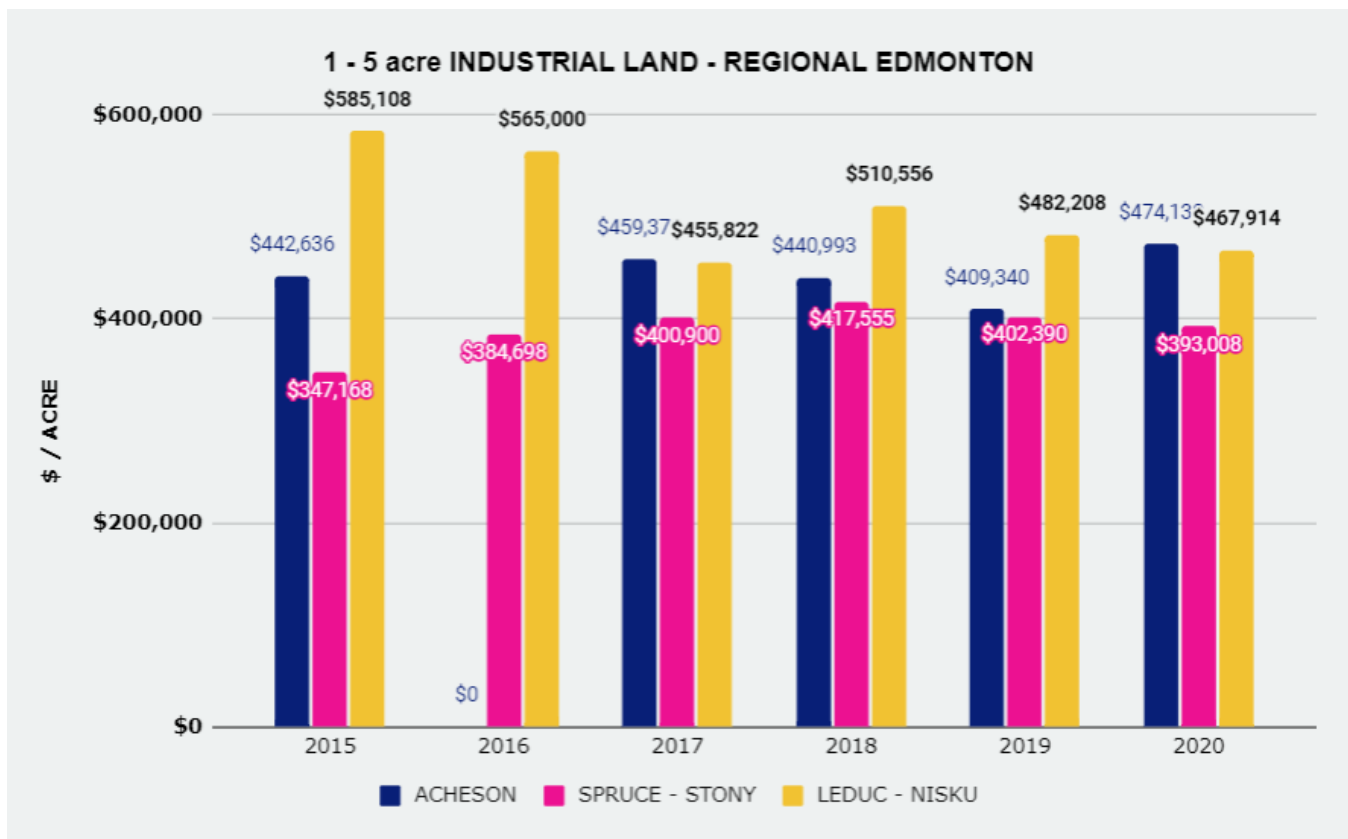
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Rough market rates for smaller raw land parcels (2 – 5 acres) are as follows:

- North Nisku: \$500,000 - \$650,000 per acre
- Central Nisku: \$400,000 - \$475,000 per acre
- Leduc: \$400,000 - \$475,000 per acre



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