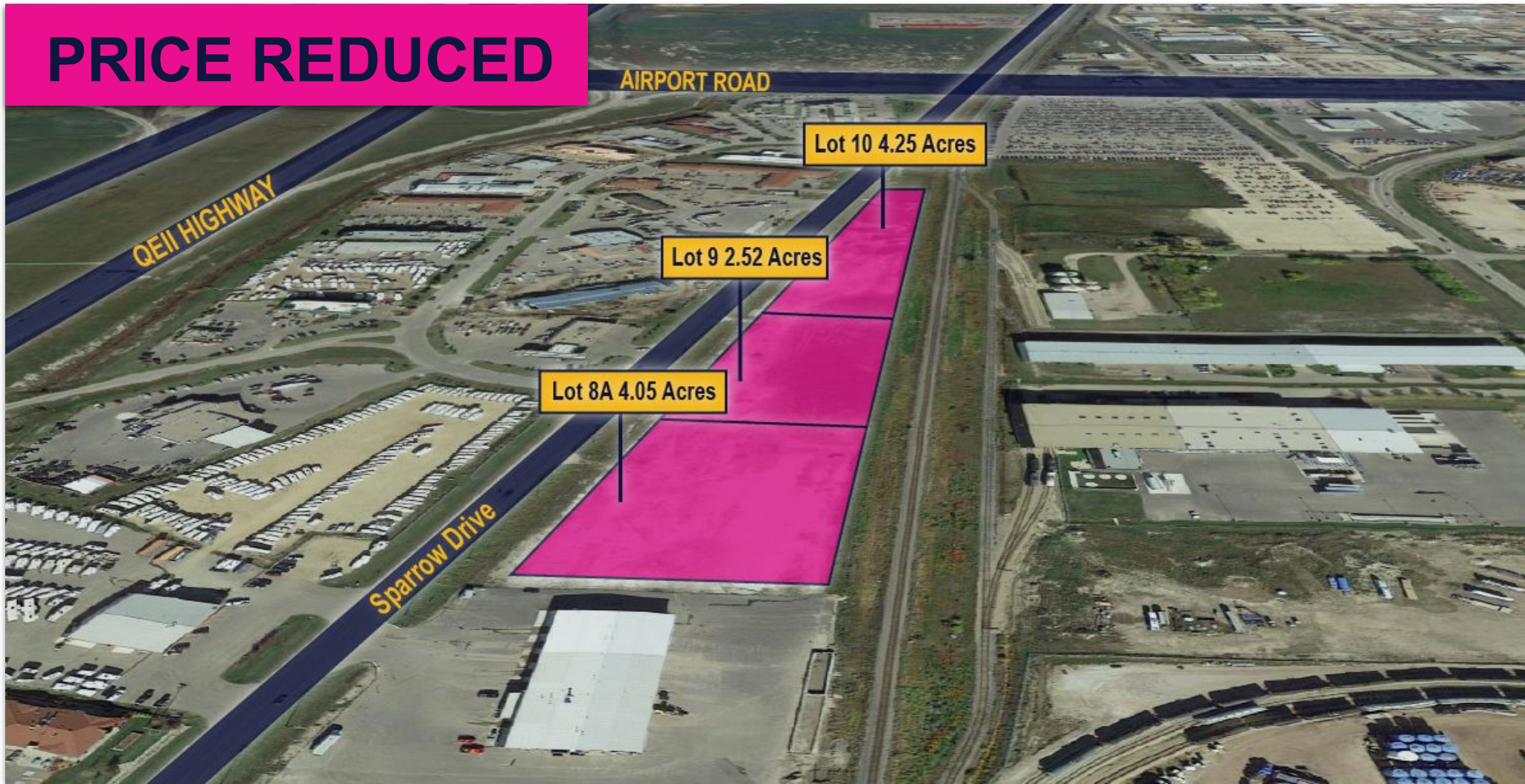


# FOR SALE

## Leduc Development Lands

**PRICE REDUCED**



**Jim McKinnon**  
Broker / Partner  
780-719-8183  
jim@aicrecommercial.com

**Erin Oatway**  
Partner / Associate  
780-218-7585  
erin@aicrecommercial.com

**Colton Colquhoun**  
Associate Broker  
780-830-9120  
colton@aicrecommercial.com

**Meadow Kenney**  
Associate  
780-271-4845  
meadow@aicrecommercial.com

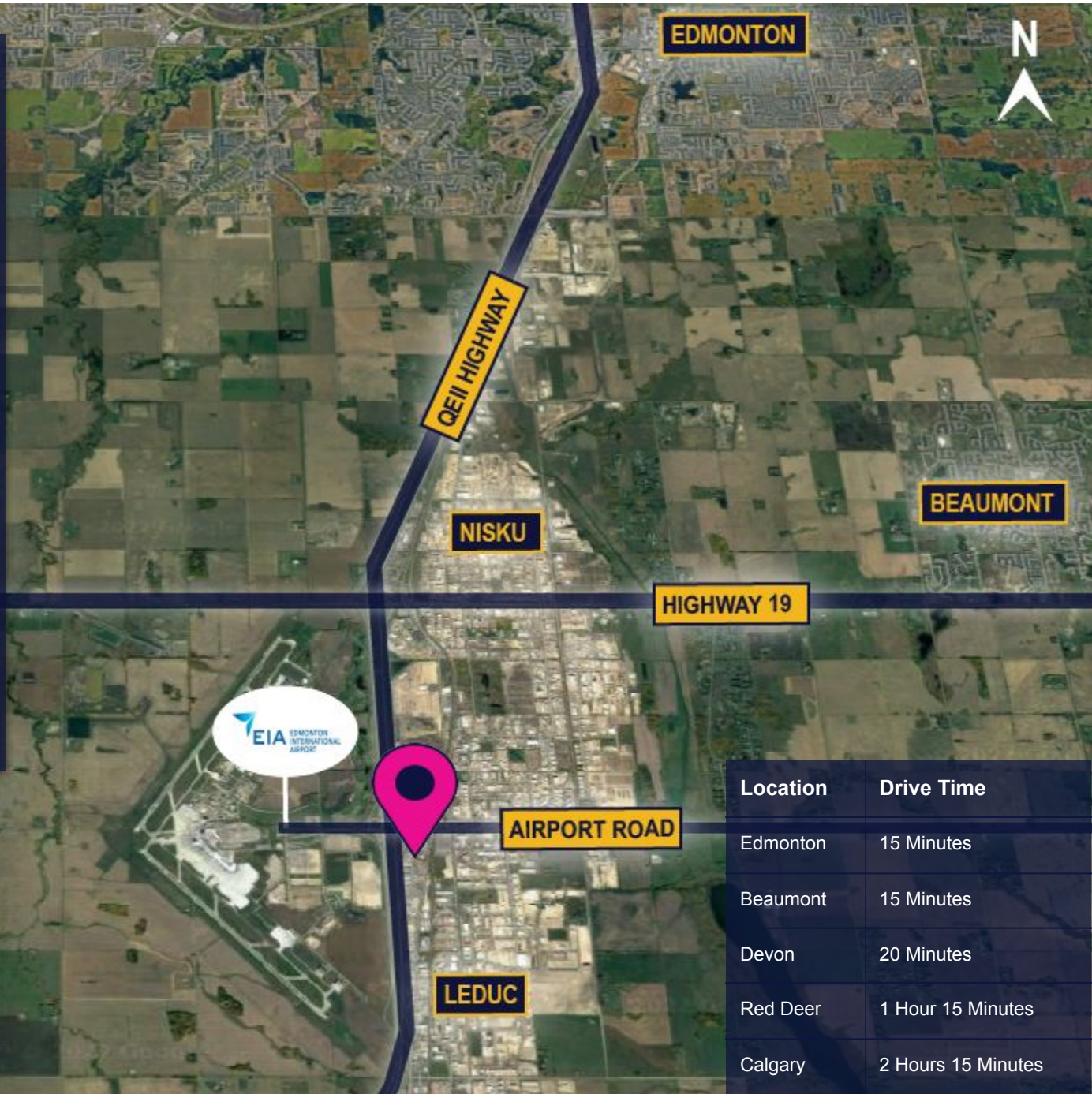
[aicrecommercial.com](http://aicrecommercial.com)



# Location Overview

Located right on Sparrow Drive, these development-ready lots are perfect for any developer looking to get into the Leduc and Nisku business action.

- Excellent exposure to Sparrow Drive and the Queen Elizabeth II Highway
- Close proximity to the Edmonton International Airport, Century Mile Racetrack and Casino, and Leduc Business Park
- Quick access to major highways including the Queen Elizabeth II Highway, Highway 19, and Highway 39
- Municipal services to property line
- Preferential tax treatment compared to City of Edmonton



Location	Drive Time
Edmonton	15 Minutes
Beaumont	15 Minutes
Devon	20 Minutes
Red Deer	1 Hour 15 Minutes
Calgary	2 Hours 15 Minutes

**Jim McKinnon**  
 Broker / Partner  
 780-719-8183  
 jim@aicrecommercial.com

**Erin Oatway**  
 Partner / Associate  
 780-218-7585  
 erin@aicrecommercial.com

**Colton Colquhoun**  
 Associate Broker  
 780-830-9120  
 colton@aicrecommercial.com

**Meadow Kenney**  
 Associate  
 780-271-4845  
 meadow@aicrecommercial.com

[aicrecommercial.com](http://aicrecommercial.com)



# PRIME DEVELOPMENT

## Leduc Nisku Market Highlights

### TRANSPORTATION HUB



Easy access to QEII, EIA and direct access to the CANAMEX corridor to the US and Mexico and two intermodal rail yards make the region a logical, efficient, and economical transportation hub.

### 25,000,000 SF MARKET INVENTORY



A mix of land uses and complementary businesses in one of the world's largest energy-focused Industrial Parks.

### HEAVY INDUSTRIAL LAND



The ability for heavy industrial companies to conduct their business in a friendly and safe location - the ideal home for Energy Service, Fabrication and Manufacturing businesses.

### WAREHOUSING & SUPPLY CHAIN



Join Amazon and Ford Distribution in locating your business in state-of-the-art, energy-efficient facilities.

### EDMONTON INTERNATIONAL AIRPORT



The largest landmass of any Canadian airport, this busy inland port has uncongested access by rail from Prince Rupert/Vancouver and onward by air or truck to all points in Canada and the US.

### PORT ALBERTA



Where Industry lives and works in a tax-friendly environment. Home to COSTCO, Premium Outlet Mall and Century Mile Racetrack & Casino

### HIGH LOAD CORRIDOR (HLC)



The HLC consists of designated highways that have had the overhead utility lines raised to accommodate higher loads. Running through the heart of Nisku with access to Grande Prairie and Fort McMurray in the north.

### COMMERCIAL OPPORTUNITIES



Where Industry lives and works in a tax-friendly environment. Home to COSTCO, Premium Outlet Mall and Century Mile Racetrack & Casino

# LEDUC DEVELOPMENT LAND

IBL (BUSINESS LIGHT INDUSTRIAL) - AVAILABLE IMMEDIATELY



<b>Lot 10</b>	
<b>Municipal Address:</b>	8013 Sparrow Drive, Leduc
<b>Legal:</b>	Plan 0522185, Block 12, Lot 10
<b>Site Size:</b>	4.25 Acres / 185,130.00 SF
<b>Sale Price:</b>	\$2,762,500.00 \$650,000.00 / Acre
<b>Lot 9</b>	
<b>Municipal Address:</b>	7819 Sparrow Drive, Leduc
<b>Legal:</b>	Plan 0522185, Block 12, Lot 9
<b>Site Size:</b>	2.52 Acres / 109,336.00 SF
<b>Sale Price:</b>	\$1,890,000.00 \$750,000.00 / Acre
<b>Lot 8A</b>	
<b>Municipal Address:</b>	7715 Sparrow Drive, Leduc
<b>Legal:</b>	Plan 1322014, Block 12, Lot 8A
<b>Site Size:</b>	4.05 Acres / 176,418 SF
<b>Sale Price:</b>	\$2,814,750.00 \$695,000.00 / Acre

Disclaimer: This disclaimer applies to AICRE COMMERCIAL. The information set out, including, without limitation, any projections, images, opinions, estimates or assumptions obtained from third parties has not been verified, and AICRE COMMERCIAL does not guarantee or represent the accuracy or completeness of the information. The recipient of the information should take steps they deem necessary to verify the information. The information may change at any time.

**Jim McKinnon**

Broker / Partner

780-719-8183

jim@aicrecommercial.com

**Erin Oatway**

Partner / Associate

780-218-7585

erin@aicrecommercial.com

**Colton Colquhoun**

Associate Broker

780-830-9120

colton@aicrecommercial.com

**Meadow Kenney**

Associate

780-271-4845

meadow@aicrecommercial.com

[aicrecommercial.com](http://aicrecommercial.com)

