

FOR SALE

LEDUC COUNTY AGRICULTURAL LAND



Ashley Chronik
Associate
780-910-6908
ashley@aicrecommercial.com

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

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

aicrecommercial.com



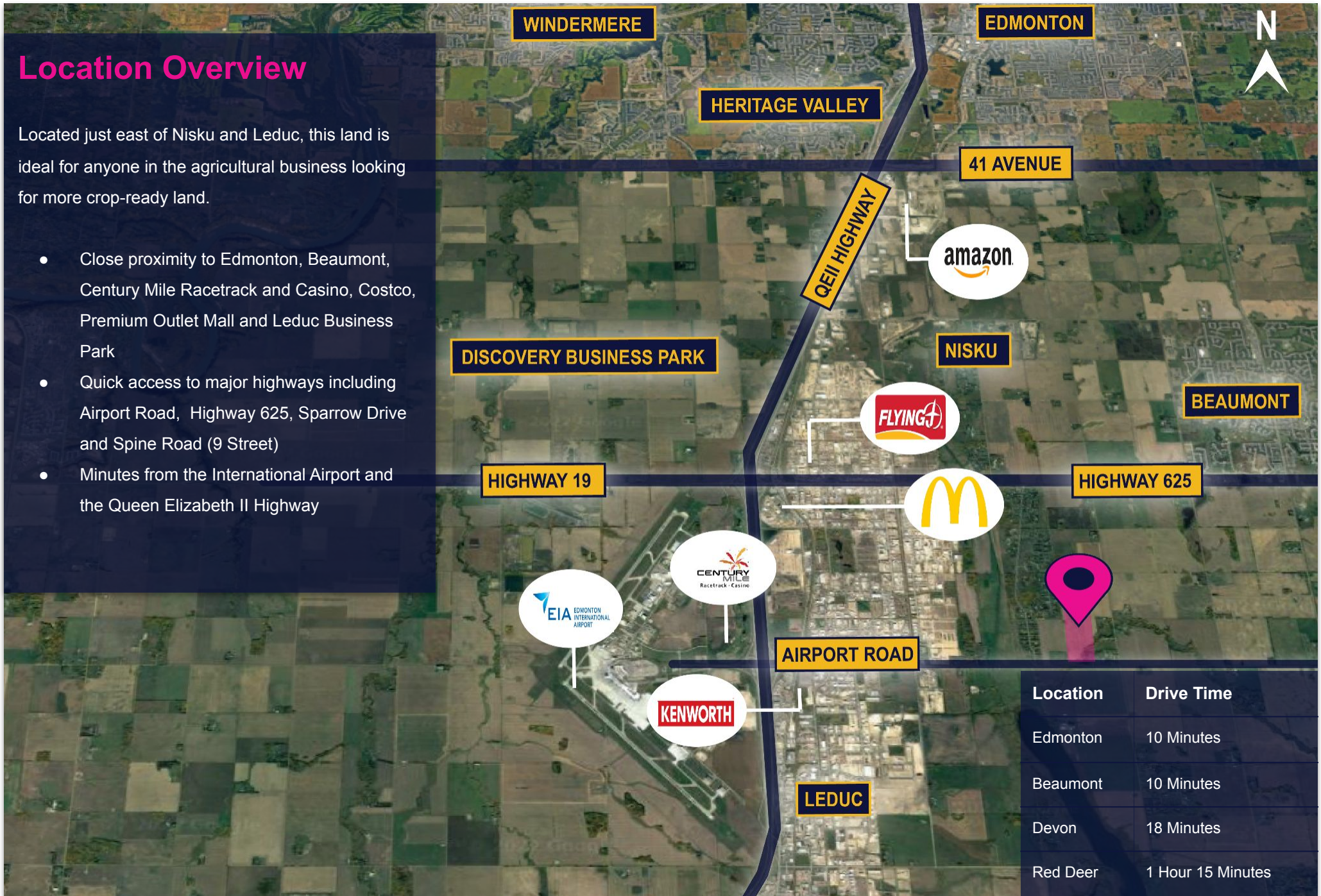
AICRE IS PLEASED TO PRESENT THIS **AGRICULTURAL LAND IN LEDUC COUNTY** **BOASTING 70 ACRES OF CROPLAND**

- **70 (+/-) ACRES OF CROPLAND**
- **MINUTES FROM LEDUC, NISKU, BEAUMONT AND THE INTERNATIONAL AIRPORT**
- **LOCATED RIGHT ON AIRPORT ROAD**
- **13.48 ACRES OF TREE LAND WITH A CREEK**

Location Overview

Located just east of Nisku and Leduc, this land is ideal for anyone in the agricultural business looking for more crop-ready land.

- Close proximity to Edmonton, Beaumont, Century Mile Racetrack and Casino, Costco, Premium Outlet Mall and Leduc Business Park
- Quick access to major highways including Airport Road, Highway 625, Sparrow Drive and Spine Road (9 Street)
- Minutes from the International Airport and the Queen Elizabeth II Highway



Location	Drive Time
Edmonton	10 Minutes
Beaumont	10 Minutes
Devon	18 Minutes
Red Deer	1 Hour 15 Minutes

Ashley Chronik
Associate
780-910-6908
ashley@aicrecommercial.com

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

Erin Oatway
Partner / Associate
780-218-7585
erin@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

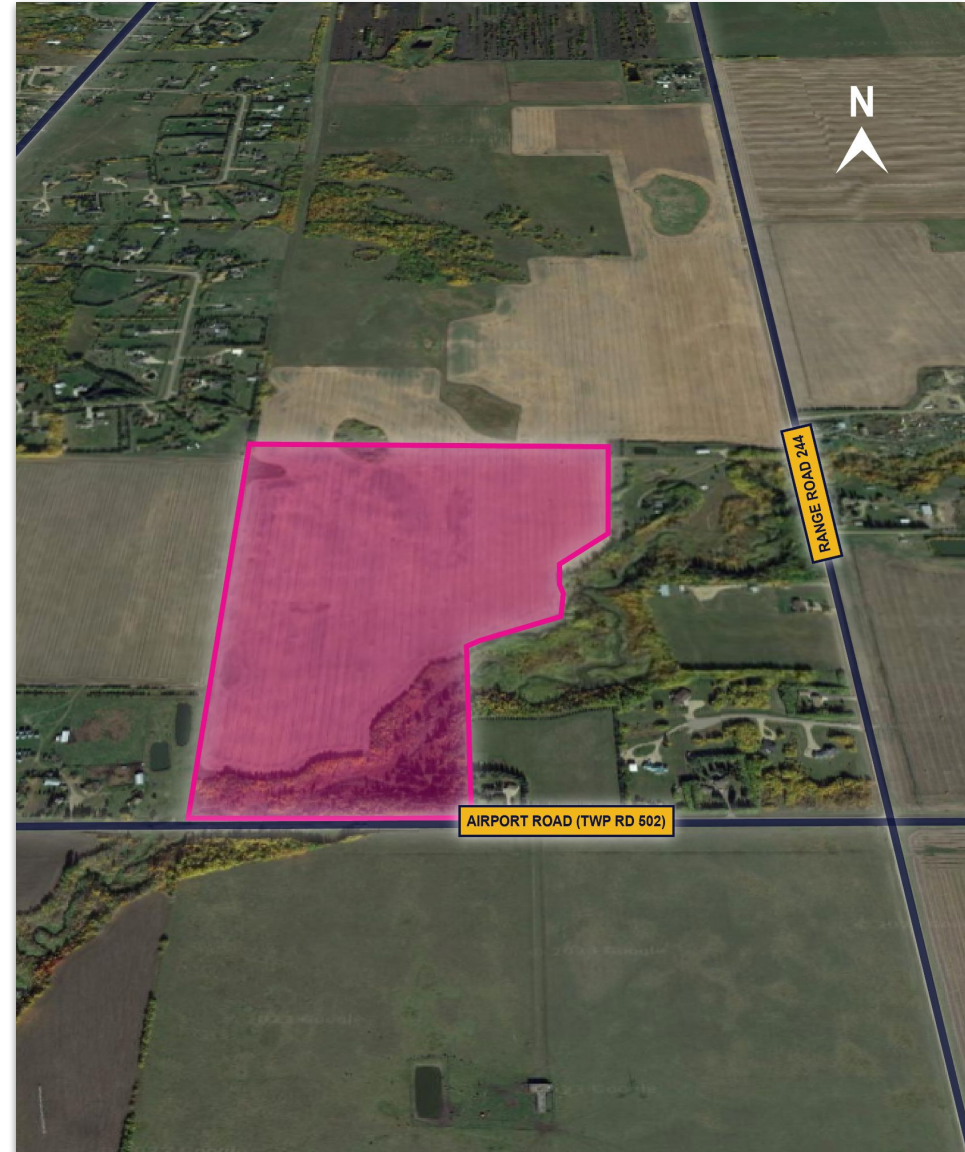


Where Industry lives and works in a tax-friendly environment. Home to COSTCO, Premium Outlet Mall and Century Mile Racetrack & Casino

PROPERTY DETAILS

PROPERTY DETAILS

Address:	SE-17-50-24-W4M, Leduc County
Legal:	MER 4, RNG 24, TWP 50, SEC 17, QTR SE
Zoning:	10-AG Agriculture
Site Size:	83.48 Acres (+/-)
Sale Price:	\$904,800.00



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.

Ashley Chronik
Associate
780-910-6908
ashley@aicrecommercial.com

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

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

aicrecommercial.com

