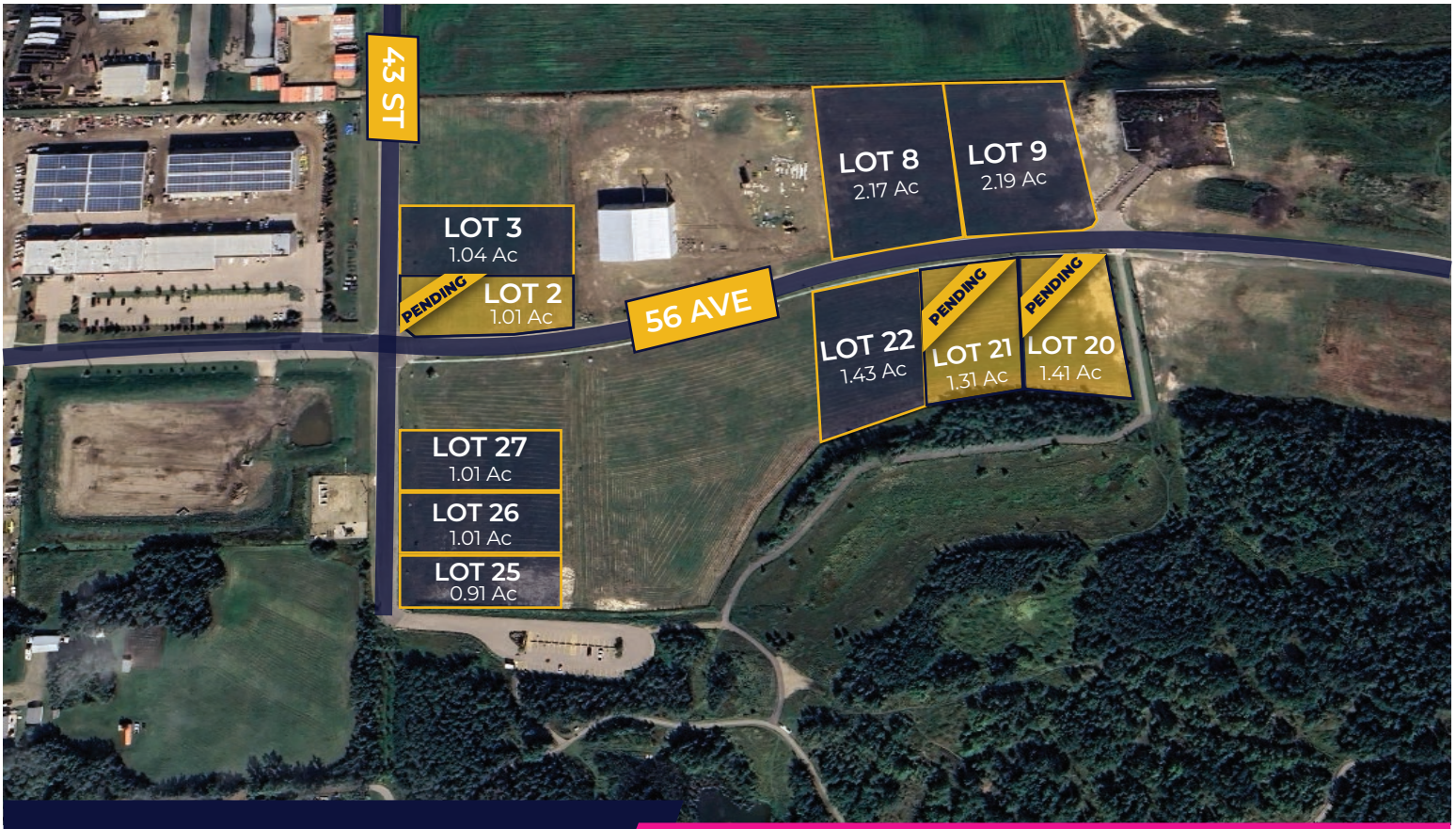
AICRE COMMERCIAL

FOR SALE



43 Street & 56 Avenue, Leduc

ALBERTA VENTURE LANDS LEDUC

PROPERTY DETAILS

Property:	Alberta Venture Gardens Business Park
Address:	43 Street & 56 Avenue, Leduc, Alberta
Site Sizes:	0.91 - 2.19 Acres
Sale Price:	$423,150.00 - $982,215.00

AERIAL VIRTUAL TOUR

PROPERTY HIGHLIGHTS

- 10 fully serviced high standard lots ranging from 0.91 to 2.19 acres
- Prime Location at 43 Street & 56 Avenue, Leduc, Alberta
- Immediate Availability with 0.91 to 4.36 acres of contiguous land
- Excellent Accessibility, just minutes from major roadways
- Competitive Pricing starting at $448,500 per acre
- Business-Friendly Zoning suitable for a range of uses
- Flexible Acquisition Options to build your ideal facility

Jim McKinnon
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780-719-8183
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PROPERTY FEATURES

43 Street & 56 Avenue

Neighbourhood features:

BUSINESS PARK | AIRPORT | HWY ACCESS | RESTAURANTS

LOT	ZONING	SIZE (ACRES)	PRICE
2	CBO	1.01	$469,650.00
3	CBO	1.04	$483,600.00
8	IL	2.17	$973,245.00
9	IL	2.19	$982,215.00
20	IL	1.41	$632,385.00
21	IL	1.31	$587,535.00
22	IL	1.43	$641,355.00
25	CBO	0.91	$423,150.00
26	CBO	1.01	$469,650.00
27	CBO	1.01	$469,650.00

– Commercial Business Oriented (CBO) Zoning

– Light Industrial (IL) Zoning



PROPERTY PHOTOS

43 Street & 56 Avenue

Neighbourhood features:

BUSINESS PARK | AIRPORT | HWY ACCESS | RESTAURANTS





PROPERTY **LOCATION**

43 Street & 56 Avenue

Neighbourhood features:

BUSINESS PARK | AIRPORT | HWY ACCESS | RESTAURANTS



NEIGHBORHOOD **HIGHLIGHTS**

- **Prime Development Opportunity** – Serviced lots available in a growing industrial and commercial area.
- **Excellent Accessibility** – Quick access to QEII Highway, Highway 625, and Airport Road, connecting to major trade routes.
- **Proximity to the Airport (YEG)** – Ideal for logistics, distribution, and aviation-related businesses.
- **Thriving Business Hub** – Surrounded by established industrial and commercial operations, supporting business growth.
- **Flexible Zoning Options** – Suitable for a variety of industrial and commercial uses.
- **Nearby Amenities** – Close to gas stations, hotels, restaurants, and essential services for added convenience

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