



Colliers

For Sale

# ±39.36 acres of land available

Open land available just off Range Road 243, benefiting from its close proximity Edmonton and the Queen Elizabeth Highway (Highway 2). The land is zoned AG. Presently, there is a tree farm and a house on the site. Can be combined with parcel to West to form a ± 80 acre site.

51158 Range Road 243, Leduc County, AB

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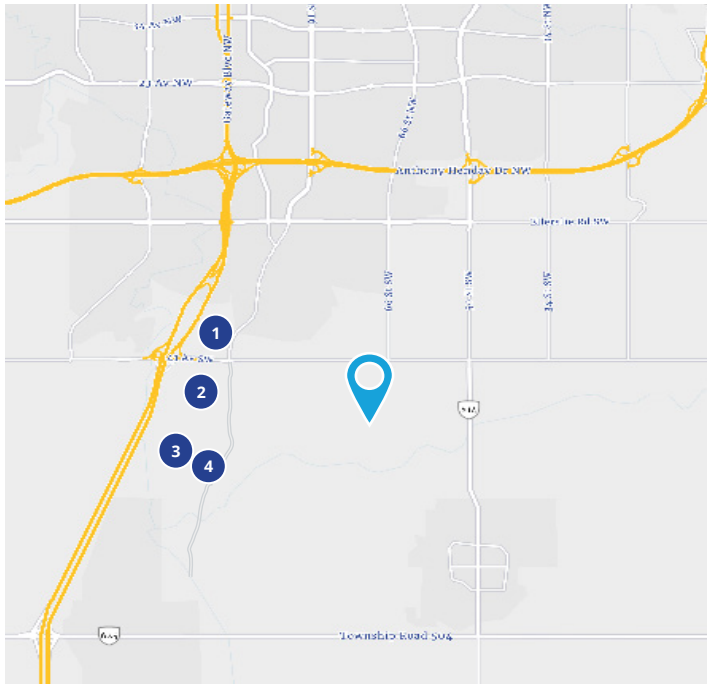
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# Property Profile

<b>Lot Area</b>	39.36 Acres
<b>Legal Description</b>	Plan: 3020RS Lot: D
<b>Site Dimensions</b>	1,300' x 1,320'
<b>Zoning</b>	AG - Agricultural
<b>Price per Acre</b>	\$132,113
<b>Sale Price</b>	\$5,200,000.00



- 1 South Port
- 2 Amazon Distribution Centre
- 3 Union Tractor Ltd.
- 4 Red-L Distributors

 Subject property



39.36 acres of land available for lease



Excellent access to Queen Elizabeth Highway (Highway 2)



A short 5 minute drive to south Edmonton

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