



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



## 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

**AERIAL VIRTUAL TOUR**



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

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

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

Neighbourhood features:



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



Neighbourhood features:





**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



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

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

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