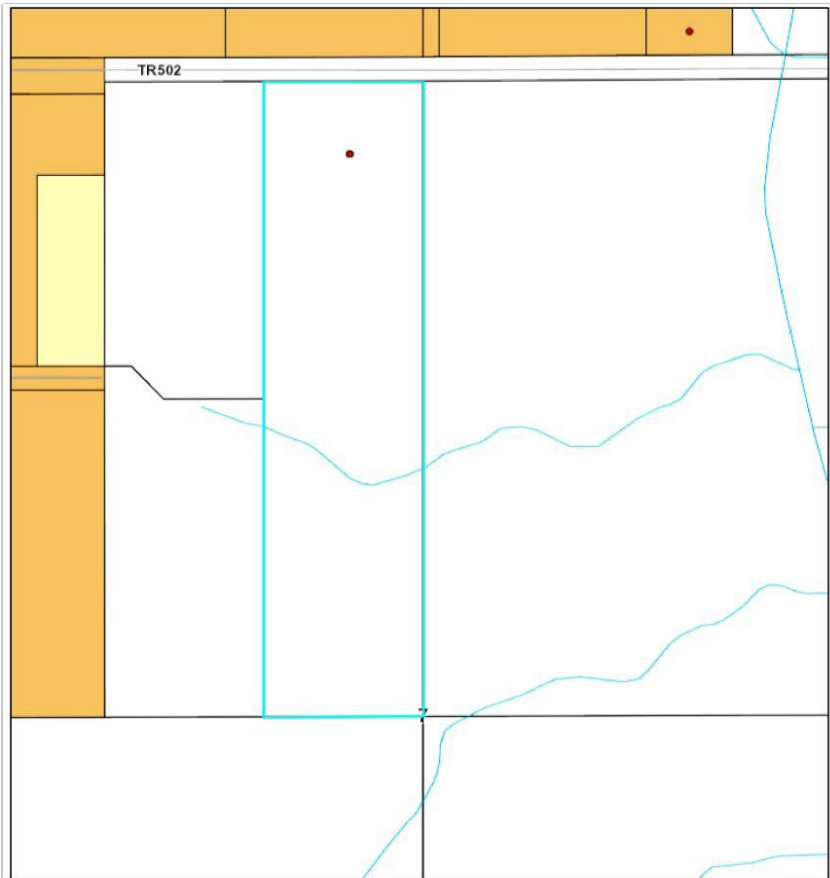


NISKU MAJOR EMPLOYMENT CENTRE · LEDUC COUNTY, AB

±39.5 Acres of Prime Development Land

24543 Township Road 502, Leduc County (Nisku), Alberta



PROPERTY SNAPSHOT

SITE AREA	±39.54 ac
HECTARES	16.0 ha ±
LEGAL	Plan 9021595, Lot 2
ATS / LONG LEGAL	NW 7-50-24-W4
LINC	0013 904 461
ROLL NO.	1032000
TENURE	Fee Simple
CURRENT ZONING	Development Reserve (DR)
MDP DESIGNATION	Major Employment
AREA PLANS	Nisku MEC ASP · NW Saunders Lake LASP
OFFSITE LEVY	Arterial Roads, Water & Sanitary
FRONTAGE	Township Road 502

ASKING PRICE

\$10,000,000 CAD

± \$252,900 per acre

THE OFFERING

Fee simple sale of ±39.54 acres of development land within the Nisku Major Employment Centre — designated **Major Employment** and positioned for commercial, warehouse.

— THE OPPORTUNITY

±39.5-acre land holding in the heart of the Nisku Major Employment Centre — one of Western Canada's largest industrial and logistics parks. Designated **Major Employment** under the Nisku MEC Area Structure Plan and the Northwest Saunders Lake Local Area Structure Plan. With direct frontage on Township Road 502 near the Edmonton International Airport.

- **Edmonton International Airport** — minutes away
- **Warehousing / logistics** growth corridor
- Within the **9,345-acre** Nisku business park
- **QEII Highway (Hwy 2) & Hwy 625** access
- Centred between **Edmonton, Leduc & Beaumont**

EXCLUSIVELY LISTED BY

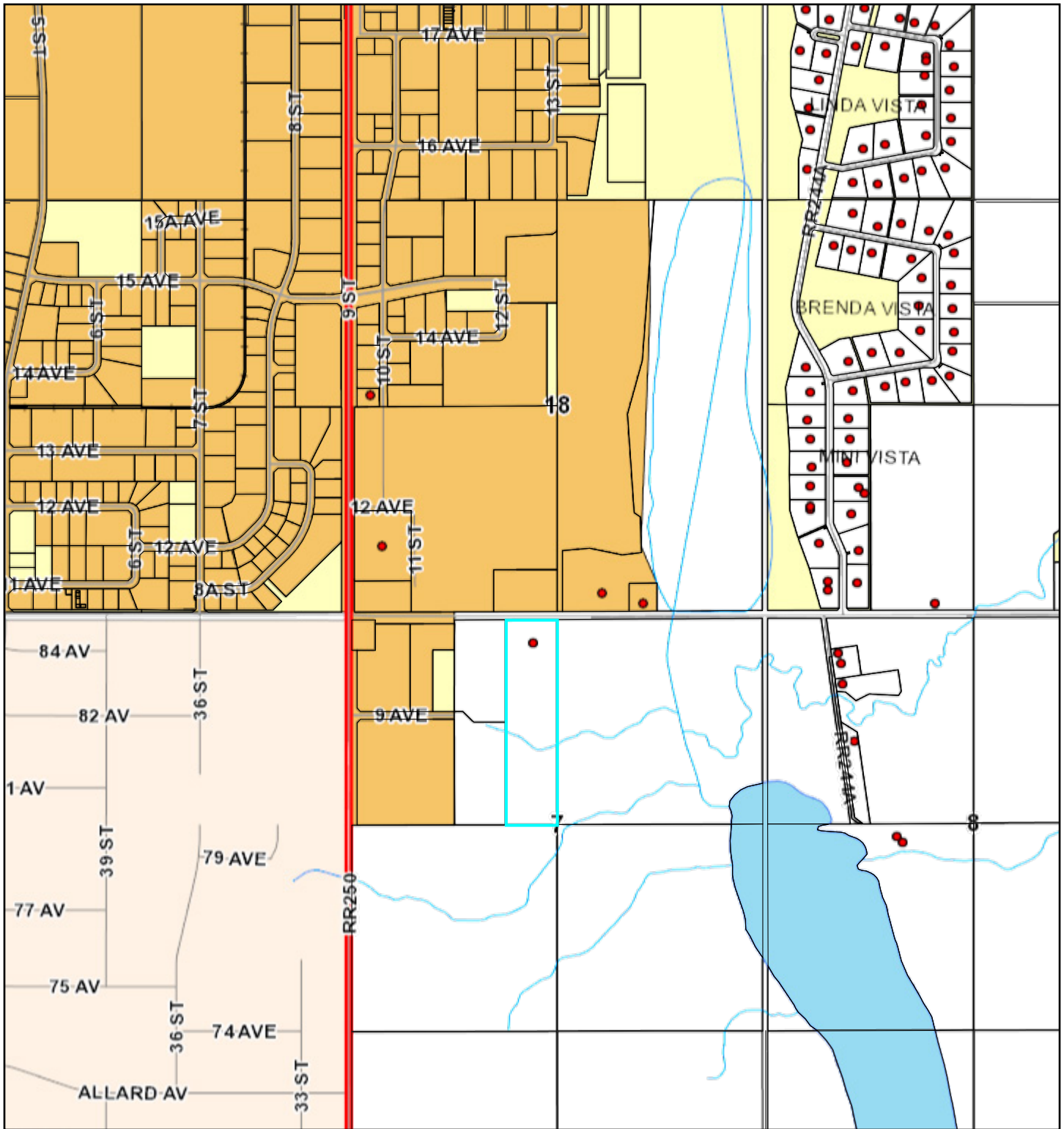
Dale James

Vice President & Associate Broker · Investment Sales & Leasing

D (780) 707-1888 O (780) 341-2034

www.commercialexcel.ca

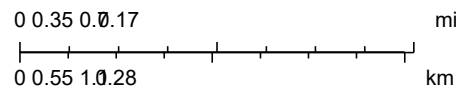
Leduc County Web GIS



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