



12.55 ACRES INDUSTRIAL LAND 50305 Range Rd 262, Devon, AB



Max McPeak Associate 780 700 5038 max.mcpeak@cwedm.com

Kurt Paull, SIOR Partner 780 702 4258 kurt.paull@cwedm.com Will Harvie Associate Patner 780 902 4278 will.harvie@cwedm.com Nick Mytopher Associate 587 597 5475 nick.mytopher@cwedm.com CUSHMAN & WAKEFIELD

Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5J 2Z1 www.cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. March 2025

PROPERTY DETAILS

Municipal Address:	50305 Range Rd 262, Devon, AB
Site:	12.55 Acres
Legal Description:	Plan 1922028, Block 2, Lot 1
Zoning:	IND - Leduc County Zoning
Power:	200 Amp - 3 Phase (To be verified)
Sale Price:	Market





PROPERTY HIGHLIGHTS

- 12.55 acres of fully fenced and graveled • industrial land.
- A tenant currently leases part of the property, offering potential rental income.
- Recent upgrades exceeding \$200,000.
- Flexible options available—contact listing • agent today!
- Fully fenced with private access gate.

- Quick and easy access via Highway 19 to ٠ Nisku and Leduc
 - Nisku: 10 minutes »
 - Airport: 9 minutes »
 - Devon: 5 minutes »»
 - Acheson: 20 minutes >>
 - Downtown Edmonton: 30 minutes. >>

Max McPeak Associate Partner 780 700 5038 max.mcpeak@cwedm.com

Kurt Paull, SIOR 780 702 4258

Will Harvie Associate Patner 780 902 4278

Nick Mytopher Associate 587 597 5475 kurt.paull@cwedm.com will.harvie@cwedm.com nick.mytopher@cwedm.com **CUSHMAN & WAKEFIELD** Edmonton Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5J 2Z1 www.cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. March 2025