

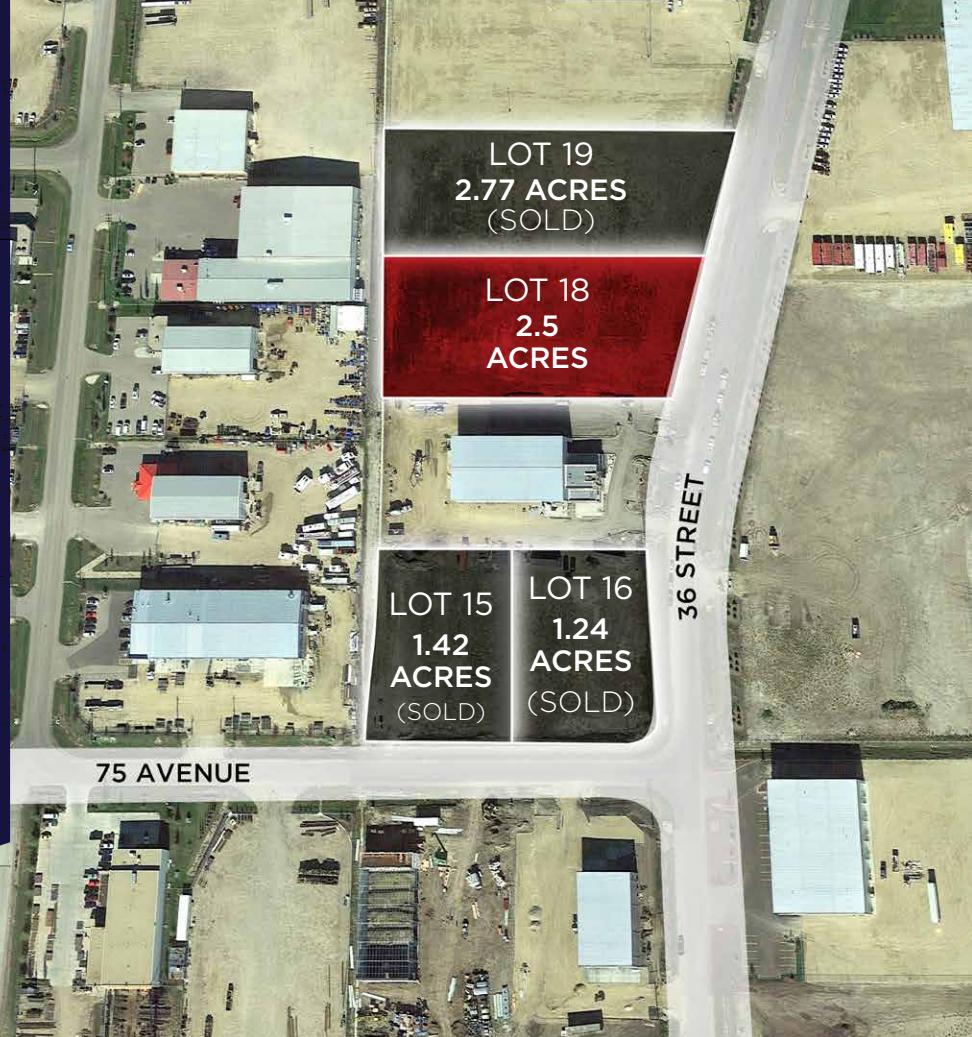


**CUSHMAN &
WAKEFIELD**
Edmonton

FOR SALE

INDUSTRIAL LAND OR BUILD TO SUIT

7504 - 36 Street,
Leduc, AB



2.5 ACRES BACK ON THE MARKET - AVAILABLE IMMEDIATELY

PROPERTY HIGHLIGHTS

- Build to suit option
- Ready for immediate development
- Lot stripped and rough graded
- Great access to High Load Corridor, Highway 2 (QEI) and the Edmonton International Airport
- All off-site levies pre-paid

PROPERTY DETAILS

Legal Description:	Plan 1323038, Block 7, Lot 18
Zoning:	IM - Medium Industrial
Taxes:	TBC
Lot Area:	2.5 Acres
Utilities:	Serviced
Sale Price:	\$1,200,000

LOT 19
2.77 ACRES
(SOLD)

LOT 18
2.5 ACRES
\$1,200,000

LOT 15
1.42 ACRES
(SOLD)

LOT 16
1.24 ACRES
(SOLD)

Doug Greschuk

Partner

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Chris Van Den Biggelaar

Associate Partner

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AERIAL

EDMONTON

14 minutes
to Edmonton



NISQU SPINE ROAD

HIGHWAY 19

HIGHWAY 625

EDMONTON
INTERNATIONAL
AIRPORT



10 minutes
to Edmonton
International Airport

9TH STREET

AIRPORT ROAD

OUTLOOK
PARK

SITE

65 AVENUE

CALGARY



LEDUC



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