



Chohan
Group of Companies



FOR SALE

ALLARD AVENUE LAND

Up to ± 14.72 Acres

MI - Medium Industrial

Allard Avenue & 33 Street,
Leduc, AB

UP TO ± 14.72 ACRES

AVAILABLE IMMEDIATELY

Andy Horvath

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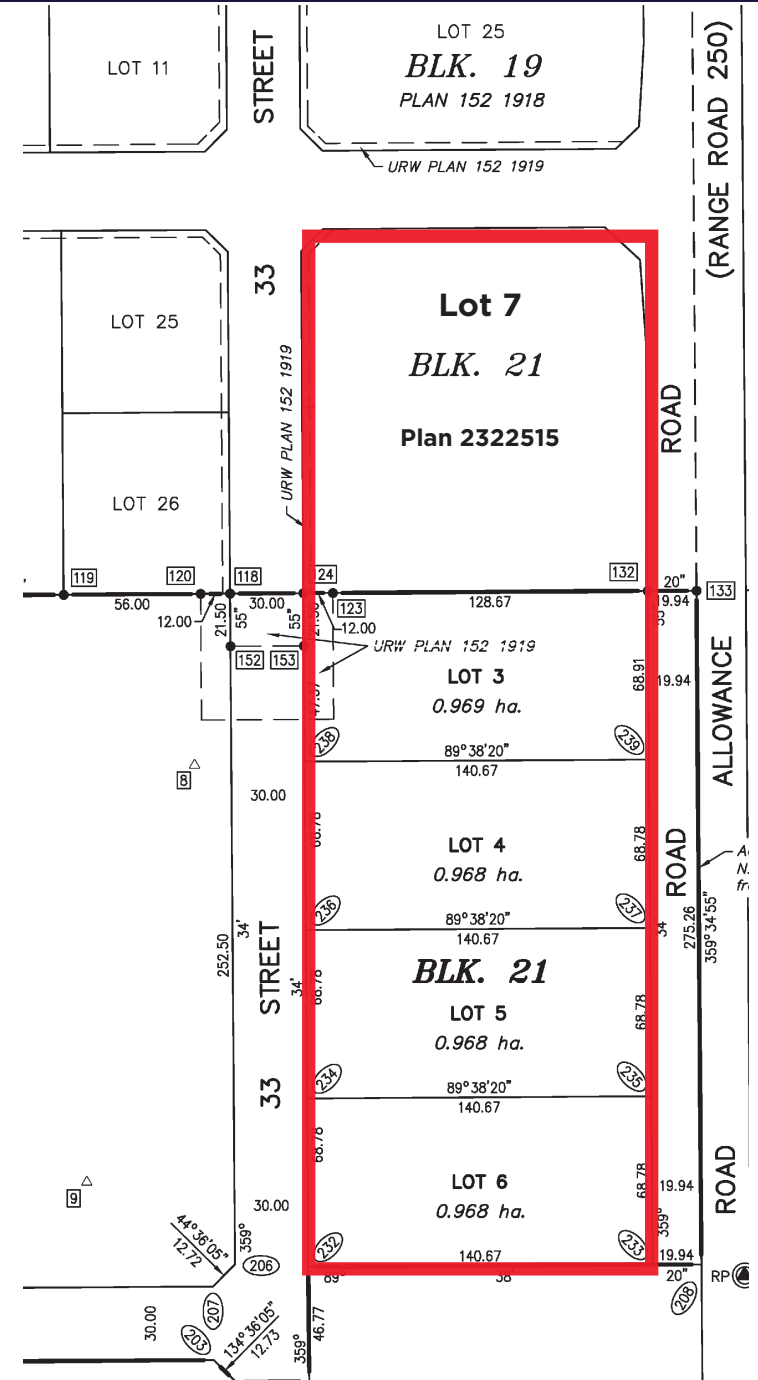
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PROPERTY DETAILS

LEGAL DESCRIPTION	Plan 2322515, Block 21, Lot 7 & Plan 1721759, Block 21, Lot 3-6
ZONING	MI - Medium Industrial

SITE SIZES

PARCEL	MUNICIPAL ADDRESS	SIZE	PRICE PER ACRE	TOTAL SALE PRICE	TAXES (ESTIMATE 2026)
BLOCK 21 LOT 7	7103 33 STREET	±5.12 ACRES	\$575,000	\$2,944,000	\$34,520.16
BLOCK 21 LOT 3	7101 33 STREET	±2.39 ACRES	\$575,000	\$1,374,250	\$15,772.03
BLOCK 21 LOT 4	7005 33 STREET	±2.44 ACRES	\$575,000	\$1,403,000	\$15,772.03
BLOCK 21 LOT 5	7003 33 STREET	±2.39 ACRES	\$575,000	\$1,374,250	\$15,772.03
BLOCK 21 LOT 6	7001 33 STREET	±2.39 ACRES	\$575,000	\$1,374,250	\$15,772.03
TOTAL		±14.73 ACRES			



AIRPORT ROAD

AERIAL



QUEEN ELIZABETH | HIGHWAY 2

SPARROW DRIVE

43 STREET

RANGE ROAD 250

Varsteel Ltd.

SITE

ALLARD AVENUE

BAKER HUGHES

Ford

33 STREET





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