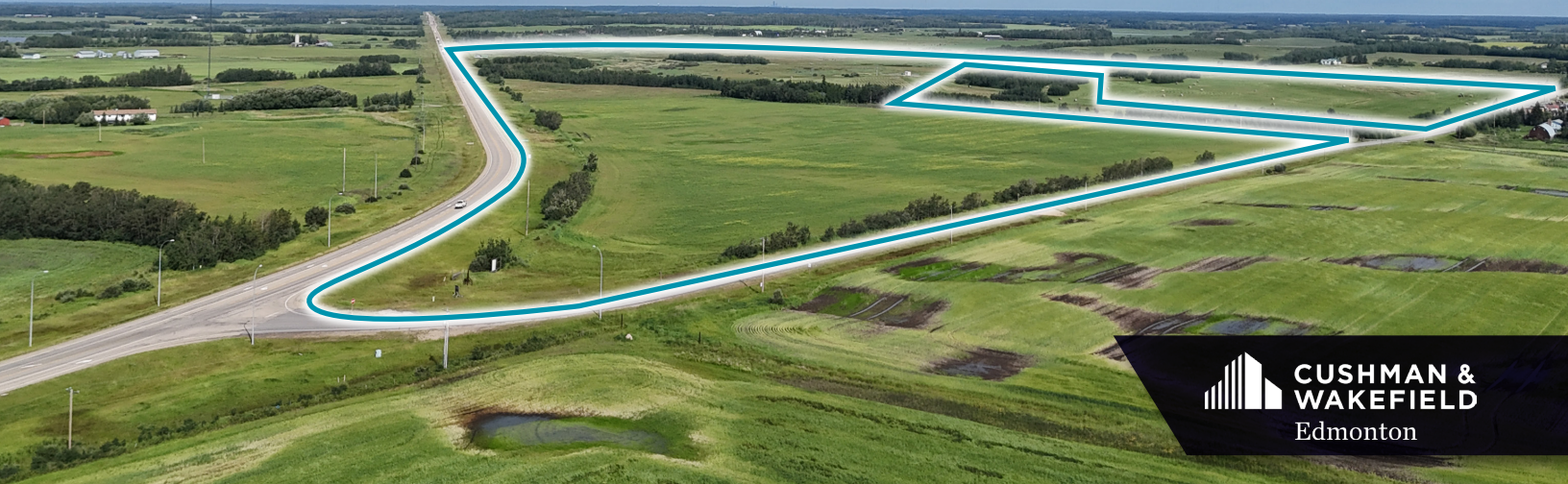


FOR SALE

66.47 ACRES

DEVELOPMENT LAND

LEDUC COUNTY / NEW SAREPTA



Rare opportunity to acquire 66.47 acres of land in Leduc County near New Sarepta. Currently zoned AG (Agricultural), the property offers excellent potential for future commercial rezoning (subject to municipal approval). Ideal for investors, developers, or owner-users seeking a strategic land holding in a growing area with convenient access to the Edmonton region.

PROPERTY HIGHLIGHTS

- 3,559 feet of highway exposure
- Excellent long-term investment and development opportunity
- Suitable for agricultural, rural, or future commercial uses
- Easy access to regional transportation routes

PROPERTY DETAILS

MUNICIPAL ADDRESS:

MERIDIAN 4 RANGE 22 TOWNSHIP 49
4;22;49;28;NE

ZONING:

AG (Agricultural), can be rezoned as commercial

SITE SIZE:

±66.47 ACRES

SALE PRICE:

\$850,000 (\$12,787 PER ACRE)

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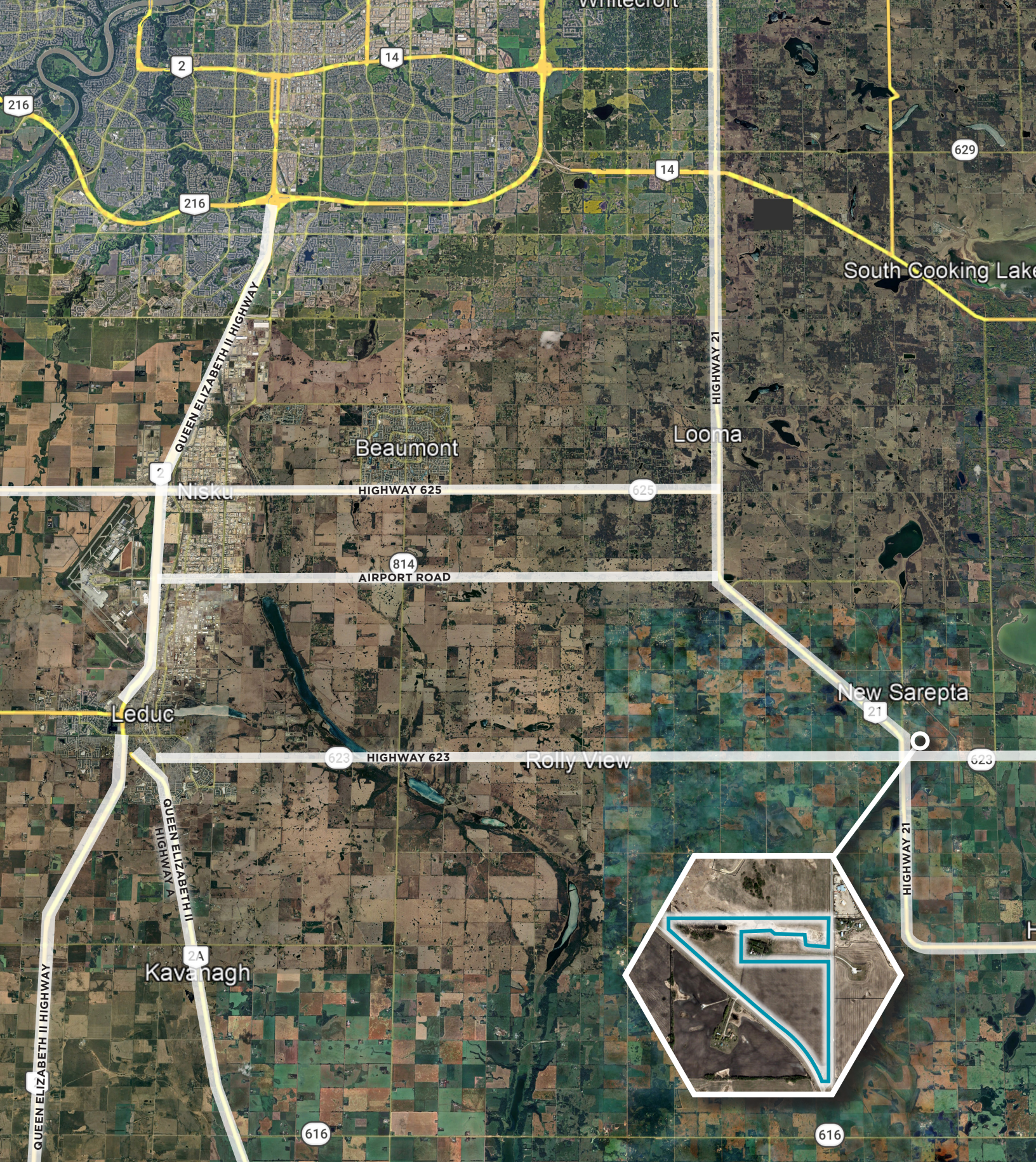
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SITE PHOTOS



SITE PHOTOS





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