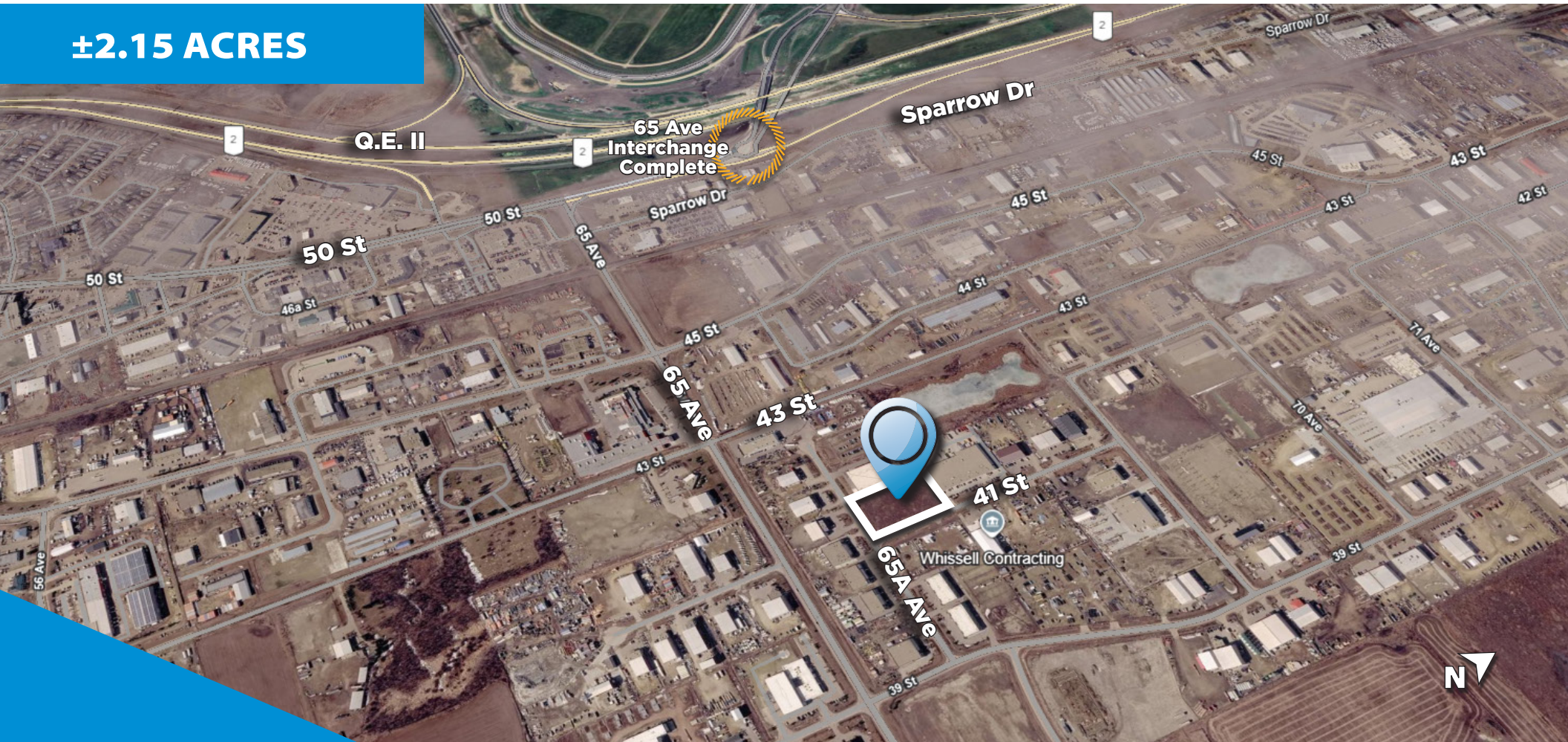


# FOR SALE

## 4106 65A AVENUE, LEDUC, AB


±2.15 ACRES



### LEDUC BUSINESS PARK LAND

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

 [www.lizotterealestate.com](http://www.lizotterealestate.com)

 780.488.0888

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# FOR SALE

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

## PROPERTY INFORMATION

**Municipal Address:** 4106 - 65A Avenue, Leduc, AB

**Legal Address:** Plan 1323049, Block 12, Lot 35

**Lot Size:** ±2.15 Acres

**Zoning:** IM (Medium Industrial)

**Possession:** Immediate/negotiable

\$\$\$

**Purchase Price:** \$595,000.00/acre (\$1,279,250.00)

## PROPERTY HIGHLIGHTS

- Bare land
- Full municipal services available
- Corner lot
- Design build potential
- Quick access to arterial roads such as QEII, 65 Ave and Sparrow Drive
- 65 Ave interchange recently completed

## CONTACT

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