



MER 4, RNG 24, TWP 50, SEC 7, QTR SE,
Leduc County

145 Acres (+/-)
Leduc County - Lands



PROPERTY DETAILS

Address:	MER 4, RNG 24, TWP 50, SEC 7, QTR SE, Leduc County
Legal:	Plan 4; 24; 50; 7; SE
Zoning:	Development Reserve (DR)
Site Size:	145 Acres (+/-)
Sale Price:	\$3,625,000.00
Available:	Immediately



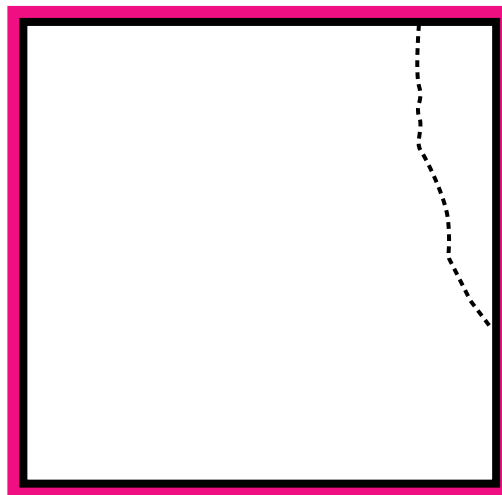
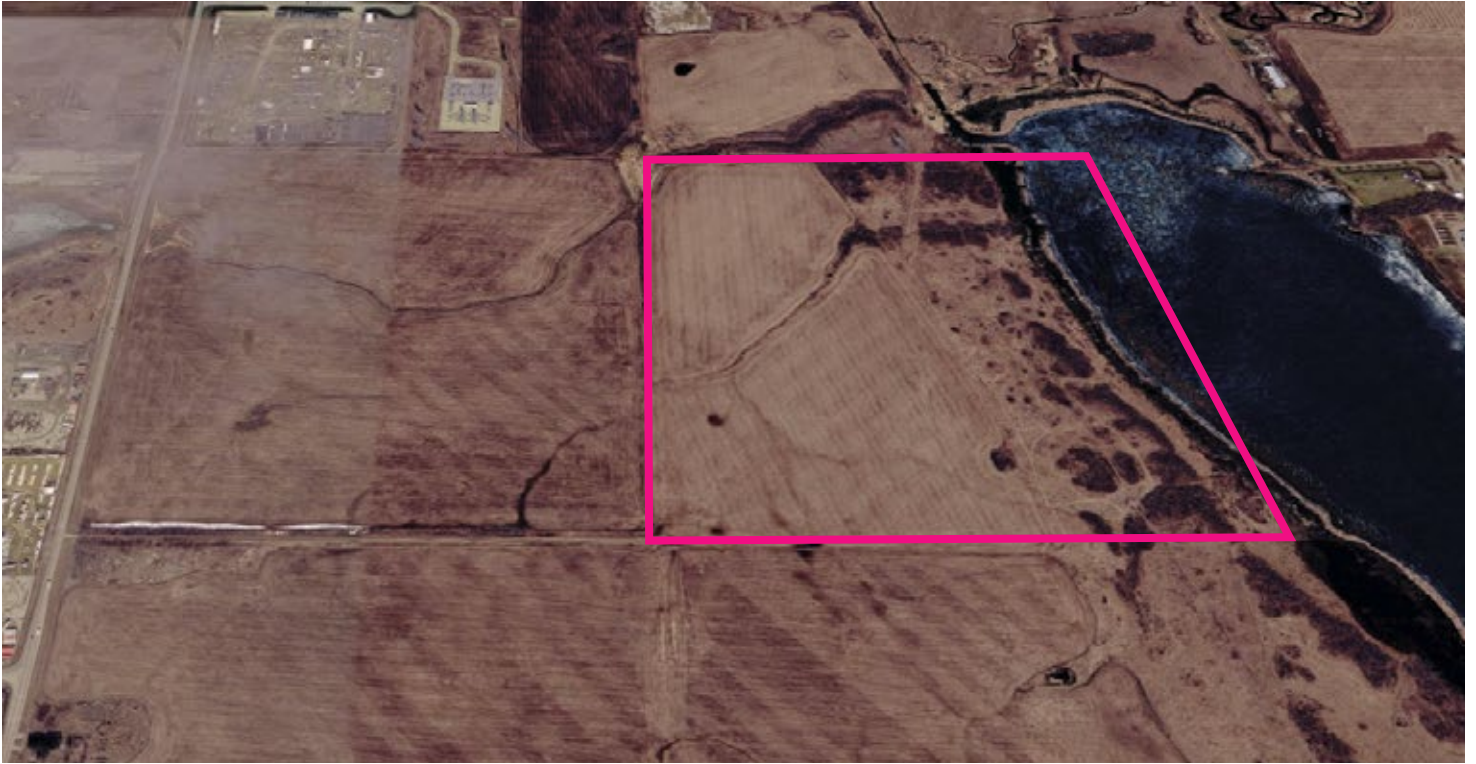
PROPERTY HIGHLIGHTS

- Opportunity for long-term development potential
- Exceptional accessibility
- Only a short drive to QEII Highway, Airport Road, Edmonton International Airport and south Edmonton
- Leduc County taxes



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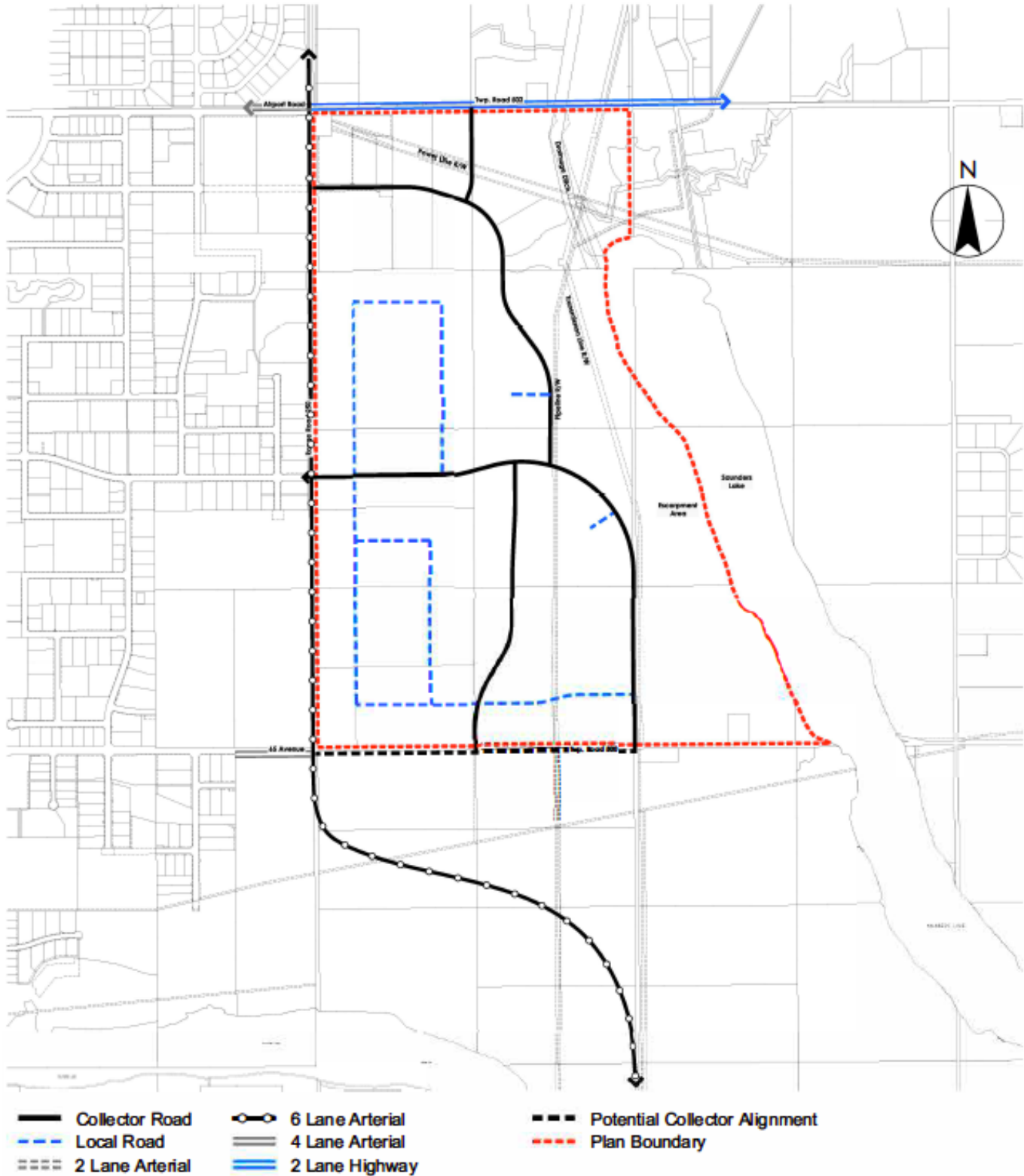
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Disclaimer: This **floorplan** is for illustrative purposes only and is not to scale. All measurements, dimensions, and layouts are approximate and should not be relied upon as exact or precise. **Property details** provided are for general informational purposes only and may be subject to change without notice. While efforts are made to ensure accuracy, all information—including features, power, dimensions, availability, and other details—should be independently verified. Prospective tenants or buyers are advised to confirm all details directly with the property owner, landlord, or authorized representative before making any decisions.



NORTHWEST SAUNDERS LAKE AREA STRUCTURE PLAN





NEIGHBORHOOD HIGHLIGHTS

- Excellent access to major transportation routes including QEII Highway (Highway 2), Airport Road, Highway 625 (20 Avenue), Highway 19, Nisku Spine Road, and Sparrow Drive.
- Minutes from the Edmonton International Airport, providing convenient access for regional and international business travel and logistics.
- Surrounded by a strong concentration of industrial, manufacturing, energy service, transportation, and logistics companies.
- Nearby Retail & Entertainment: Minutes away from South Edmonton, Premium Outlet Collection, Century Mile Racetrack & Casino, and other nearby retail/dining spots



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