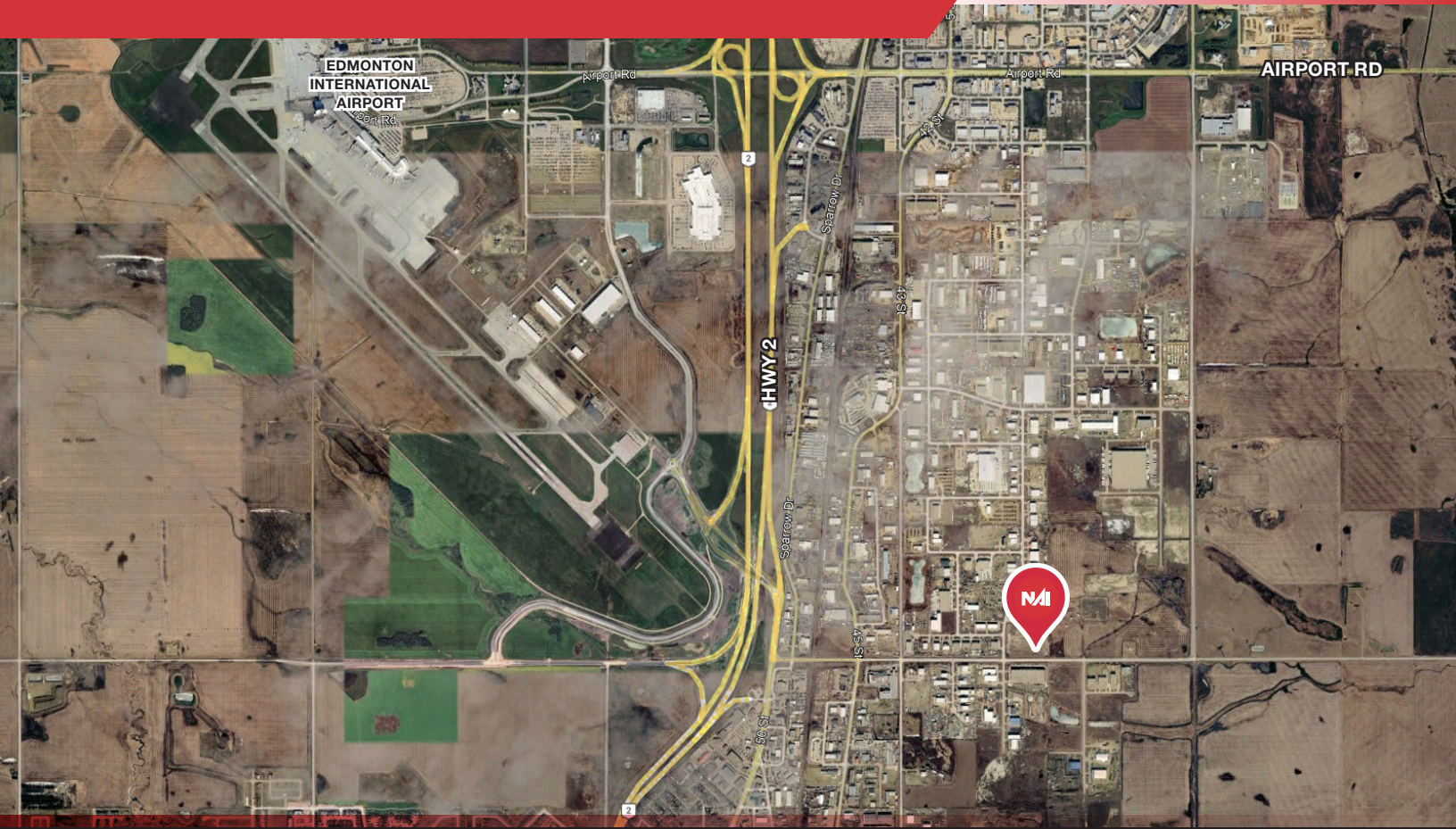


FOR SALE

LEDUC BUSINESS PARK INDUSTRIAL LOTS

NAICommercial



6501 - 39 STREET & 3811 - 66 AVENUE | LEDUC, AB | TWO INDUSTRIAL LOTS

PROPERTY DESCRIPTION

- Prime industrial land in one of Leduc's most desirable industrial locations.
- Development-ready soils help reduce site preparation costs and accelerate project timelines.
- Excellent access to Highway 2, Edmonton International Airport, and major transportation corridors.
- An exceptional opportunity for developers, investors, and owner-users looking to capitalize on one of Alberta's fastest-growing industrial markets.

COLTON COLQUHOUN

Associate Broker

780 830 9120

colton@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM



ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan 1323049, Block 17, Lot 2&3
AREAS AVAILABLE	6501 39 Street, Leduc – 2.62 Acres± 3811 66 Avenue, Leduc – 2.92 Acres±
ZONING	IM - Medium Industrial
PROPERTY TAXES	3811 66 Avenue: \$24,931.61 (2026) 6501 39 Street: \$23,695.80 (2026)
SALE PRICE	\$660,000 /Acre

