

# FOR SALE

±5,000 Sq. Ft. on  
9.98 Acres

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



**49555 RR 225, Leduc County, AB**

## NEWLY BUILT SHOP W/ LAND NEAR HWY 21

### Property Highlights

- Great opportunity for a Daycare startup
- Easily accessible from Highway 21
- 30-minute drive to Leduc, 17-minute drive to Beaumont, 20-minute drive to Edmonton South Common.
- Property currently has a newly built shop and a mobile home
- Opportunity to run your own business out of the shop space while building your own home on the property.



780.488.0888



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



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Edmonton, AB T5J 1W8



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## Property Information

**Municipal Address:** 49555 RR 225, Leduc County, AB

**Legal Address:** Lot 3, Block 1, Plan 1620324

**Building Size:** 5,000 Sq. Ft. (+/-)

**Zoning:** AG (Agricultural)

**Parking:** Ample

**Ceiling Height:** 16'

**Loading:** One 14' x 14' Grade door

**Possession:** Immediate/negotiable

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**Property Price:** \$1,200,000.00

## Contact

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