

FOR SALE

19.99 ACRES BORDERING CITY OF LEDUC

50009 Range
Road 250,
Leduc County

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

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**BORDERING CITY
OF LEDUC**

TRANSITION LAND

FUTURE MIXED USE

**NEW 65 AVENUE
INTERCHANGE**

**±19.99
ACRES**

Doug Greschuk
Partner
780 722 4344
doug.greschuk@cwedm.com

Chris Van Den Biggelaar
Associate Partner
780 701 3287
chris.biggelaar@cwedm.com

PROPERTY HIGHLIGHTS

- Access to amenities & major transportation routes (Quick access to Queen Elizabeth Highway 2)
- 14 Minute Drive to Edmonton International Airport
 - 31 Minutes to CP Railway Intermodal
 - Land neighbours City of Leduc, located in County of Leduc within Nisku Major Employment Centre (MEC) ASP
- On-demand transit operates in Nisku Business Park
- Potential for future Mixed Use (refer to ASP)
- Northbound and Southbound access to Highway 2 via new traffic interchange on [65th Avenue](#)

Quick access to
Edmonton airport
trade corridor

PROPERTY DESCRIPTION

MUNICIPAL ADDRESS

50009 Range Road 250,
Leduc County

LEGAL DESCRIPTION

Plan 9926636 Lot 3

ZONING

AG - Agricultural

AREA STRUCTURE PLANS

[Saunders Lake ASP](#),
[Nisku MEC ASP](#)

SALE PRICE

\$1,750,000

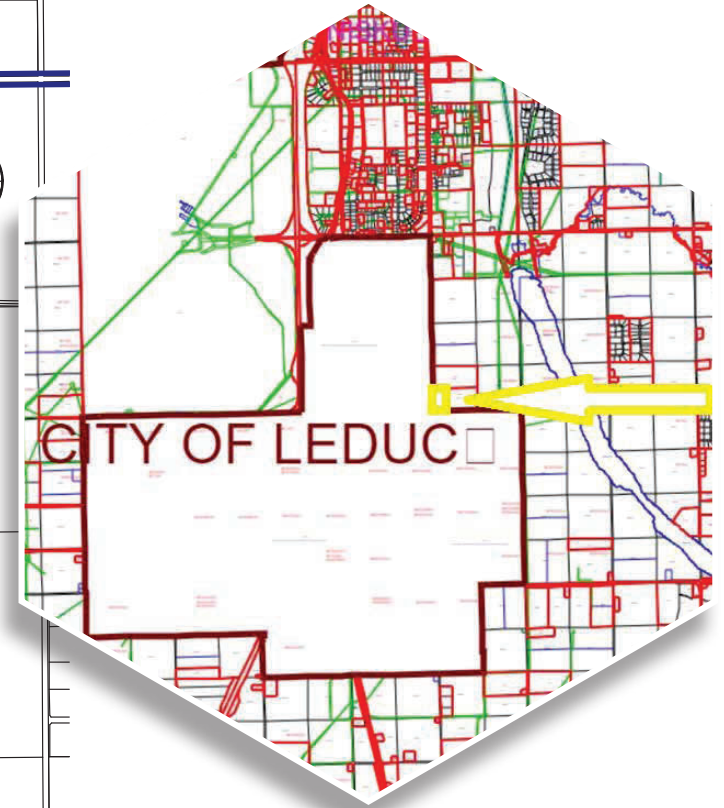
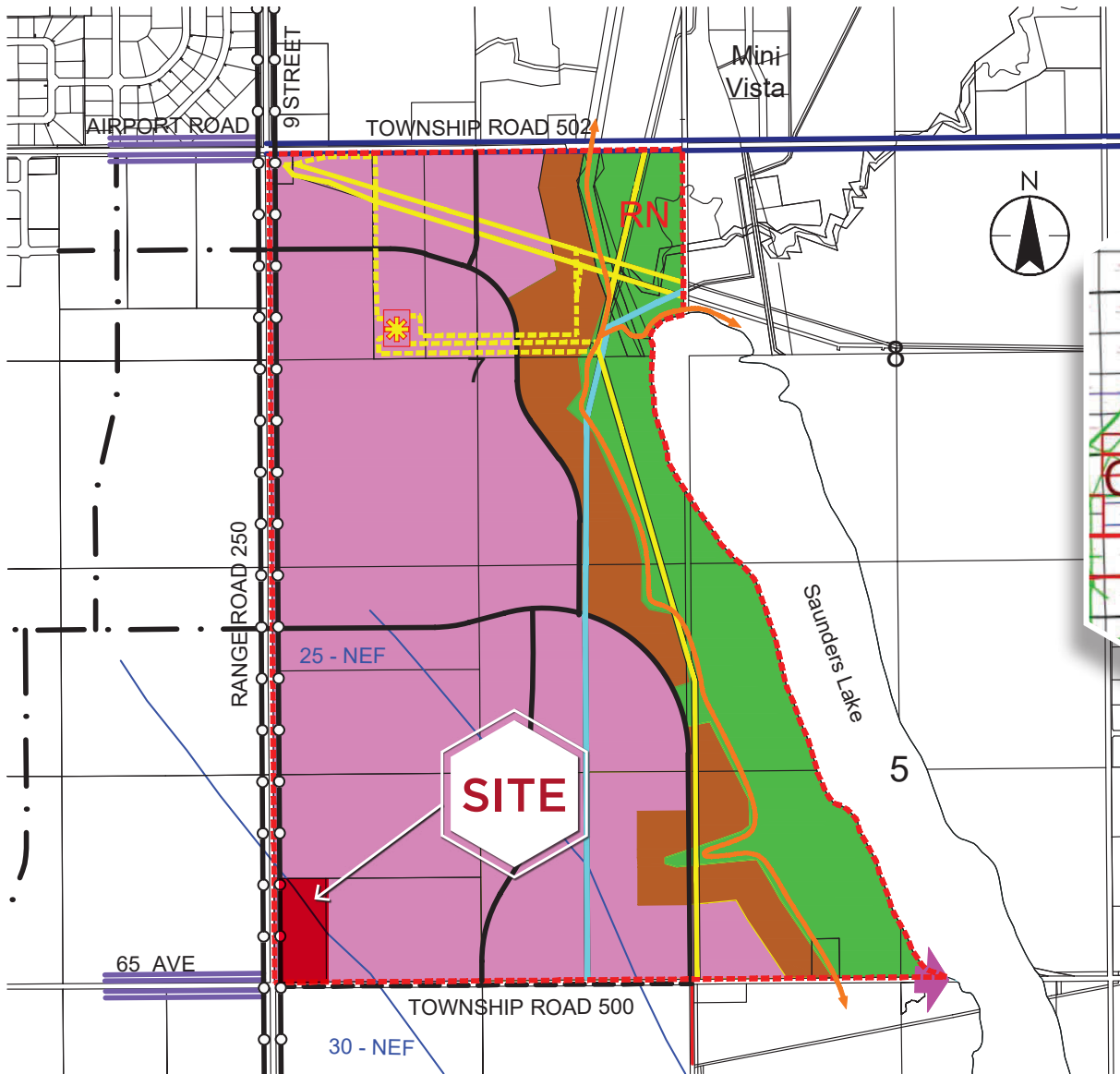
TAXES

\$4,900 (2023) TBC



LEDUC COUNTY VISION STATEMENT

“Leduc County offers an economic advantage, sustainable agriculture networks, environmental leadership and unsurpassed quality of life”



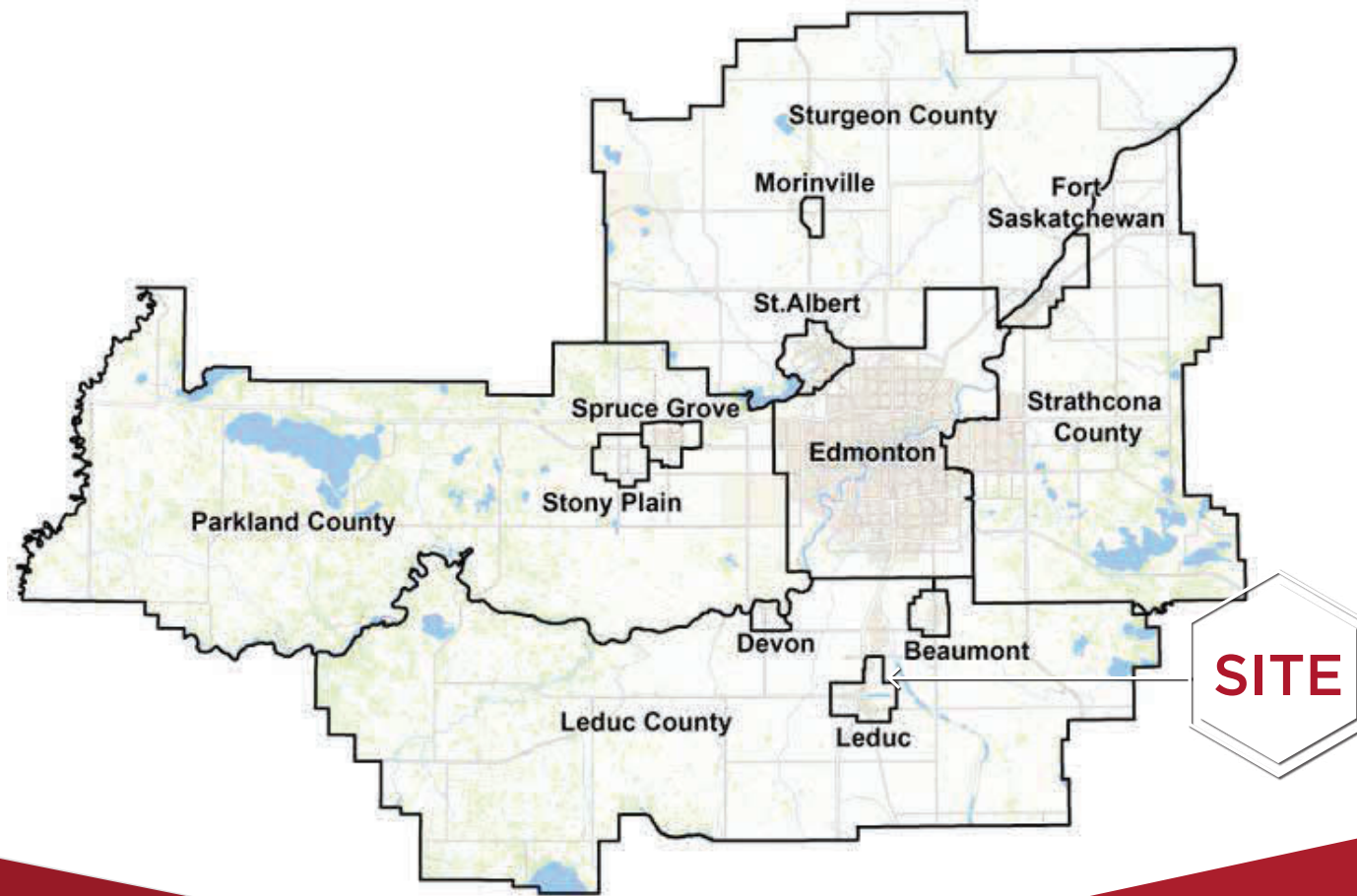
Saunders Lake Transition	Proposed Collector Alignment (City of Leduc)	Existing Pipeline Corridor
Saunders Lake Business	Collector Road	Existing Transmission Line
Natural Area / Open Space	Potential Collector Alignment	Planned Transmission Line
Recreation Node	6 Lane Arterial	Plan Boundary
Planned Electrical Substation	4 Lane Arterial	Noise Exposure Forecast Contour
Potential Lake Access	2 Lane Highway	1 Land use designations are schematic
2 Lane Rural Road	Recreational Trail	2 Text provides detailed land use information

Source: Page 37 NW Saunders Lake local ASP (September 2023)

14 MIN. TO THE AIRPORT
7 MIN. TO LEDUC RECREATION CENTRE
5 MIN. TO NISKU BUSINESS PARK

CLICK BELOW LINKS TO VIEW:
[WITHIN NORTHWEST SAUNDERS LAKE ASP](#)
[WITHIN NISKU MAJOR EMPLOYMENT CENTRE ASP](#)

ALL DIRECTIONAL ACCESS TO 65 AVENUE FROM QEII/HIGHWAY 2



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