

▼ LAND - LEASE ▼



10365 - 58 Avenue NW

Industrial Land
10365 - 58 Avenue NW
Edmonton, AB T6H 1B6

 [VIEW BROCHURE](#)

Size: 0.51 ACRE
Lease Rate: \$1,500.00/MO
Op. Costs: 850.00

LAND

0.51 acre± of land for lease in easily accessible south central location. Fenced and graveled site. Easy access to Calgary Trail, Gateway Boulevard and Whitemud Drive. Warehouse bays also available across the street for lease, contact agent for details.

Ryan Brown
Chad Griffiths
Drew Joslin



20710 - 111 Avenue

20710 - 111 Avenue
Edmonton, AB

 [VIEW BROCHURE](#)

Size: 45,306 ACRE
Lease Rate: \$3,500.00/MO

LAND

Fully fenced perimeter flexible lot sizes ranging from 1€" 15 acres. Individual lots provided with compacted gravel/concrete, fully fenced, with powered main gate. Close proximity to Anthony Henday Drive, Yellowhead Trail and Stony Plain Road. Tim Hortons, Shell, Petro Canada, and other local retailers within 2 km. Minutes to Secord, Lewis Estates, Rosenthal and other west Edmonton neighbourhoods.

Conor Clarke



21919 - 115 Avenue

21919 - 115 Avenue
Edmonton, AB T5S 2N6

 [VIEW BROCHURE](#)

Size: 1 ACRE
Lease Rate: \$4,000.00/MO

LAND

1 acre of industrial land. 1,200 sq ft of shared office space, includes reception, 2 private offices, 1 boardroom and shared washrooms and kitchen. Yard area is fenced and gravelled. Available immediately.

Chad Griffiths
Ryan Brown
Drew Joslin



8906 - 114 Street

Fort Sask Storage/Yard
8906 - 114 Street
Fort Saskatchewan, AB - Alberta T8

 [VIEW BROCHURE](#)

Size: 15,000 SF
Lease Rate: \$2,500.00/MO
Modified Gross

INDUSTRIAL LAND

Located just off Veterans Way (Hwy 15). 1,200 sq.ft.± cold storage warehouse with office. Option to convert the warehouse area to insulated/heated storage. 8' clear ceiling height. Two 8'x8' grade loading doors. Approximately 15,000 sq.ft.± of graveled yard space.

Derek Claffey



Hwy 2 & State Hwy 651

Legal Industrial Land
Hwy 2 & State Hwy 651
Sturgeon County, AB T0G 1L1

 [VIEW BROCHURE](#)

Size: 6 ACRE
Lease Rate: \$12,000.00/MO

LAND

Located on Hwy 2 North. 6 acres of fenced yard with gravel base. 75 KW, 220 and 110 Volts. Great access to Hwy 2 and State Hwy 651. Suitable for a variety of industrial and storage uses.

Daniel Amero
Kevin Mockford
Gordon Lough



13341 - 149 Street

13341 - 149 Street
Edmonton, AB T5V 0B7

 [VIEW BROCHURE](#)

Size: 1.33 ACRE
Lease Rate: \$1.10/SF

LAND

1.33 Acres± ready for build to suit or storage yard. IB zoning allows for flexible range of users. Great location, situated in the heart of the Bonaventure Industrial park. Full municipal services.

Ryan Brown
Derek Claffey
Chad Griffiths
Drew Joslin



16226 - 100A Avenue NW

16226 - 100A Avenue
Edmonton, AB T5P 0M3

 [VIEW BROCHURE](#)

Size: 11,761 SF
Lease Rate: \$2.00/SF
Op. Costs: 0.26

LAND

0.27 acres ready for build to suit. Corner lot located in high residential density Glenwood neighborhood on the high traffic 163rd Street of Stony Plain Road. CB1 zoning allows wide range of use. Available build to suit option.

Hennadiy Menyaylov



7040 - 71 Street

Davies Industrial Land
7040 - 71 Street
Edmonton, AB T6B 2M4

 [VIEW BROCHURE](#)

Size: 6.18 ACRE
Lease Rate: \$1.25/SF

LAND

For Sale or Lease. South central industrial development site. IM Zoning for a large range of industrial uses. Access: 50th Street, 75th Street, Sherwood Park Freeway, Whitemud Drive. Sumps. Fully fenced and gravelled yard.

Julie Lam



6101 - 29 Avenue

Commercial Lands
6101 - 29 Ave; 6415, 6701 Montrose Blk
Beaumont, AB T4X 0H5
6101, 6415, 6701

 [VIEW BROCHURE](#)

Size: 1.75 - 9.27 ACRE
Lease Rate: MARKET

LAND

Multiple parcels of high exposure commercial development land available for sale ranging from 1.75 acres± totaling up to 9.27 acres±.

Michael Parsons



27323 - 144, Township Rd 394

27323 - 144, Township Rd 394
Blackfalds, AB T0M 0J0

 [VIEW BROCHURE](#)

SUBLEASE
Size: 13.76 ACRE
Lease Rate: \$1,500.00/MO

LAND

13.76 acres of industrial land available for sublease located in Aspelund Industrial Park, Lacombe County. Fully fenced and secured site. Fully gravelled. 2,000 sq.ft.± cold storage building onsite.

Ryan Brown
Chad Griffiths
Drew Joslin

▼ LAND - SALE ▼

New



81 Broadway Blvd

81 Broadway Blvd
Sherwood Park, AB T8H 2C1

[VIEW BROCHURE](#)

Size: 4.51 ACRE
Sale Price: \$3,500,000.00

LAND

4.51 acre commercial development anchored by national names within direct vicinity. Medical, retail, office development opportunity. Access from Sherwood Park Freeway, Baseline Road, Yellowhead Highway. An opportunity to develop near Costco, Save On Foods, Boston Pizza, Starbucks and Rexall.

Julie Lam

Pending



4701 to 4707 - 50 Avenue

Multi-Family & Commercial Redevelop
4701 to 4707 - 50 Avenue
Beaumont, AB T4X 1H5

[VIEW BROCHURE](#)

Size: 5.1 ACRE
Sale Price: \$4,050,000.00

LAND

Development site totaling up to 5.1 acres± for sale. 1.5 acre± development site at 4701/1A/03/05/06 - 50 Avenue. 3.6 acre± development site at Plan 932-0423, Block 1, Lot 7 and Plan 1912EO Block A. 5.1 acres± Sale Price: \$4,050,000

Ken Saunders
Kim Sarnecki

Further Reduced



10318 - 95 Street

10318 - 95 Street
Edmonton, AB T5H2B5
Redevelopment Lot

[VIEW BROCHURE](#)

Size: 6,600 SF
Sale Price: \$559,000.00

LAND

Redevelopment potential. Fronting high traffic roadway. Building would require considerable investment or can be removed as a condition of the deal.

Don Robinson

Further Reduced



4329 Highway 16

Wabamun Highway Lands
4329 AB-16
Wabamun, AB T0E 2K0

[VIEW BROCHURE](#)

Size: 15.47 ACRE
Sale Price: \$725,000.00

LAND

Multiple options available for the development of 15.47 acres± located 30 minutes from Edmonton with frontage along Highway 16. Gravel Extraction and Processing.

Derek Claffey

Price Reduced



3165 - 64 Avenue

Investment Land Opportunity
3165 - 64 Avenue
Edmonton, AB T6P 1N7

[VIEW BROCHURE](#)

Size: 3.58 ACRE
Sale Price: \$2,917,700.00

LAND

3.58 acres± yard space. Gravel compacted on top of geotextile membrane. Fenced around perimeter. Conveniently located off of 34 Street and 64 Avenue, close to Whitemud Drive and Sherwood Park Freeway. Upgraded power supply. 3 Tenants.

Hennadiy Menyaylov

Price Reduced



7510 - 4 Avenue

7510 - 4 Avenue
Edson, AB T7E 1N3

[VIEW BROCHURE](#)

Size: 103.27 ACRE
Sale Price: \$1,950,000.00

LAND MULTIFAMILY/RESIDENTIAL

MOTIVATED VENDOR! 4,564 sq.ft.± residential property situated on 103.27 acres. Featuring 4 bedrooms, large dining room, 3 full and 2 half bathrooms, enclosed deck area. Excellent access to Yellowhead Highway (HWY 16). Additional storage buildings on site. Urban Reserve zoned land with potential to develop.

Kevin Mockford
Daniel A. Amero
Gordon Lough

Price Reduced



53324 Range Road 55

Parkland County Development Land
53324 Range Road 55
Parkland County, AB T0E 2B0

[VIEW BROCHURE](#)

Size: 22,012 SF
Sale Price: \$755,000.00

INDUSTRIAL LAND

Serviced land parcel with partially developed production facility. Property currently demised as follows: 22,012 sq.ft.± steel frame building on 2.73 acres± with services intended for a cannabis cultivation or food production upon completion. Excess land of 76.27 acres±.

Derek Claffey
Ryan Brown
Chad Griffiths
Drew Joslin

Price Reduced



51101 Range Road 222

Northern Bear Development
51101 Range Road 222
Sherwood Park, AB T8C 1J6

[VIEW BROCHURE](#)

Size: 5.09 ACRE
Sale Price: \$799,999.00

LAND

5.09 acres± of prime R2A development land within a gated community. Backing onto the 8th hole of Northern Bear Golf Course, an award winning Jack Nicklaus designed course. Layout currently suitable for 10 unit development with preliminary plans and renderings included in purchase price. Clean phase 1 environmental. Completed Biologist QEP Report (2022). Approximately 15 minutes from Anthony Henday Drive and Sherwood Park. Vendor financing options available.

Derek Claffey

Price Reduced



Cookson Avenue & 47 Street

Prime Residential Development Land
Cookson Avenue & 47 Street
Tofield, AB T0B 4J0

[VIEW BROCHURE](#)

Size: 10 ACRE
Sale Price: \$150,000.00

LAND

10 Acres± of land in northeast corner of Tofield, Alberta. Adjacent the existing fully developed land to the South. Represents a growth area for future residential development.

Conor Clarke

Price Reduced



10024 - 116 Street

Redevelopment Parcel
10024 - 116 Street
Edmonton, AB T5K 1V6

[VIEW BROCHURE](#)

Size: 7,499 SF
Sale Price: \$1,200,000.00

LAND

7,499 sq.ft.± redevelopment parcel located in the Oliver Neighbourhood. DC1 (11619) zoning to allow for retail, apartment, row housing, etc. Property currently has a two storey office building that would need investment to be leaseable (about 2,800 sq.ft. over two levels). Paved parking on site.

Kari Martin
Chad Snow



10355 - 61 Avenue NW

Centrally Located Industrial Land

10355 - 61 Avenue NW
Edmonton, AB T6H 2J3

Size: 17,424 SF
Sale Price: \$800,000.00



LAND

17,424 SF centrally located land for industrial use. Development opportunity. Fully fenced, gated and secured site. Located just off of Calgary Trail with easy access to Gateway Boulevard and all major arterial roadways in Edmonton. Full municipal services.

Ryan Brown
Chad Griffiths
Drew Joslin



11707 - 108 Avenue

10750 - 117 Street and 11707 108 Avenue
Edmonton, AB T5H 1B8

Size: 8,706 SF
Sale Price: \$260,000.00



LAND

(IB) Industrial Business Zone. 8,706 sq.ft.± of development land. Permitted uses: Business Support Services, General Industrial Uses, liquor Stores, Professional, Financial and office support services etc. Discretionary uses: Animal Hospitals and Shelters, Bars and Neighborhood Pubs, Child Care Services, Recycling Depots, Religious Assembly, Restaurants. Great access 107 Avenue and 111 Avenue.

Daniel Amero



12536 - 124 Street

Redevelopment Land

12536 - 124 Street
Edmonton, AB T5L 0N5

Size: 0.11 ACRE
Sale Price: \$350,000.00



LAND

0.11 acres± small development lot. IM zoning. Ideal for auto repair or small redevelopment. Direct access to Yellowhead Trail.

Derek Claffey
Ryan Brown
Chad Griffiths
Drew Joslin



1404 - 78 Avenue

1404 - 78 Avenue
Edmonton, AB T6P 1L7

Size: 2.05 ACRE
Sale Price: \$1,745,000.00



LAND

IB zoning. 2.05 acres. Rare development site with high exposure to Sherwood Park Freeway. Graveled and fenced yard.

David Sabo
Kevin Mockford
Gordon Lough



6510 - 8 Street

8th Street Maple Ridge Development Opportunity
6510 - 8 Street
Edmonton, AB T6P 1R8

Size: 3.76 ACRE
Sale Price: \$2,600,000.00



LAND

3.76 acres± of industrial land. Compacted gravel throughout entire site. Access to major roadways such as Anthony Henday Drive, Sherwood Park Freeway, Whitemud Drive and 17 Street.

Julie Lam



9815 - 105 Street

9815 - 105 Street
Edmonton, AB T5K 1A5

 [VIEW BROCHURE](#)

Size: 7,250 SF
Sale Price: \$550,000.00

LAND

7,250 sq.ft.± land located in Downtown Edmonton. Site adjacent to EPSB Historical building. Development site located with 105 Street exposure near the River Valley, which according to the City of Edmonton website is €œthe largest urban park in Canada€.

Ken Saunders
Kim Sarnecki



26501 - 50 Avenue

Calmar Development Land
26501 - 50 Avenue
Calmar, AB T0C 0V0

 [VIEW BROCHURE](#)

Size: 11.64 ACRE
Sale Price: \$1,480,000.00

LAND

Exceptional development opportunity. Site located on Calmar's busiest road which has over 8,800 VPD traffic count. Minutes from the Edmonton international airport. Ideal for highway strip centre, motel, gas bar, service station, restaurant.

Don Robinson



Parsons Creek North

Parsons Creek North Parcels
Parsons Creek North
Fort McMurray, AB T9K 2X5
Multiple Parcels

 [VIEW BROCHURE](#)

Size: 0.22 - 8.06 ACRE
Sale Price: \$270,000.00& UP

LAND

Join the exciting transformation of North Parsons Creek, a community on the rise with a bright future. Don't miss these unique development opportunities in this developing neighbourhood. Five (5) parcels of land available for purchase from 0.22 Acres± to 8.06 Acres±. Secure your piece of Parsons Creek today!

Vince Caputo
Michael Parsons



12009 - 97 Avenue

Vision West Land
12009 - 97 Avenue
Grande Prairie, AB T8W 0J7
Lot 2 and Lot 3

 [VIEW BROCHURE](#)

Size: 1.55 and 1.65 ACRE
Sale Price: \$651,000.00& UP

LAND

Located in Vision West Business Park. Prime development land offering. 1.65 AC and 1.55 AC lots. Can be purchased together or separately. Zoned Industrial Business (IB). Full municipal services. Exceptional location with immediate access to Highway 43, 116th St and 120th St. Adjacent to Center West Business Park.

Conor Clarke



11 Peace River Avenue

Marina and Recreational Campground | Size: 89.12 ACRE
11 Peace River Avenue
Joussard, AB T0G 1J0
Sale Price: \$7,990,000.00

 [VIEW BROCHURE](#)

LAND

Assets: Campsite, Marina and Additional Development Land. Additional Information: The inland Marina is on Lesser Slave Lake at Joussard, Alberta with 171 installed boat slips and capacity to have a total of 433 boats slips. The campsite has 234± lots with a permit to build 678 lots. Campsite and Marina total 89.12± acres. Development land consists of an adjacent parcel of land of approximately 45.96± acres.

Conor Clarke
Kim Sarnecki



13575 Township Road 664

13575 Township Road 664
Lac La Biche, AB T0A

 [VIEW BROCHURE](#)

Size: 10.5 ACRE
Sale Price: \$425,000.00

LAND

Multiple buildings on 10.5 acre site with 560 feet of frontage along Highway 36 near Lac La Biche. Main shop is 1,248 sq.ft.± and features 18' ceilings, one 14' x 16' grade loading door and an open floor plan perfect for a variety of small users with yard requirements. There is a 12' x 60' G.E. Office trailer on site as well as multiple sheds and five (5) seacans included for additional storage needs. Three phase power.

Derek Claffey



5605 - 43 Street

Alberta Venture Industrial Park
56 Avenue and 41 to 43 Street
Leduc, AB

 [VIEW BROCHURE](#)

Size: 0.93-4.97 ACRE
Sale Price: \$435,000.00/ACRE

LAND

Flexible Zoning: Lots are designated IL - Light Industrial zoning & Commercial Business Orientated CBO. Lower Cost to Entry: Parcels competitively priced compared to Edmonton and other similar parcels in the Nisku/Leduc area. Attractive Property Taxes: Leduc offers a Lower Mill Rate in comparison to the city of Edmonton 22.22 vs 11.91. Build to Suit Opportunities: Developer will Turn Key custom building package. Strategic Transportation Corridor: Convenient access to the 65 Avenue Expansion, QEII HWY, Airport Road and the Nisku/Leduc Spine Road.

Vince Caputo



Township Road 502 & Range Road 244

Leduc County Lands
Northwest ¼ Section 8 - 50-24-4
Leduc County, AB T0C2K0

 [VIEW BROCHURE](#)

Size: 141.37 ACRE
Sale Price: \$6,909,000.00

LAND

The parcel is slated for mixed residential & commercial development. Minutes from Edmonton International Airport and its collection of premium retail outlets. Quick access to QEII and exposure to Airport Road (Township Road 502).

Vince Caputo



69267 Range Road 220

Former Potters Hand Campground
69267 Range Road 220
MD of Greenview NO. 16, AB T0H

 [VIEW BROCHURE](#)

Size: 11.9 ACRE
Sale Price: \$630,000.00

LAND

Primary administrative and ancillary buildings built in 2016. Current construction costs to replicate campground infrastructure higher than sale price. Situated in the picturesque Valleyview area, steps away from the Little Smoky River and Riverside Golf Course.

Vince Caputo



S Hwy 16A on West Side Pioneer Rd

Silverman Land - 20.96 acres
S Hwy 16A on West Side Pioneer Rd
Parkland County, AB
Side of Pioneer Road

 [VIEW BROCHURE](#)

Size: 20.96 ACRE
Sale Price: \$1,900,000.00

LAND

Total of 20.96 acres±. Bounded by an active railway line on the north boundary. Land is cultivated and currently being used for agricultural purposes. Could be developed as a "laydown" yard, other storage purposes or future industrial usage.

Kevin Mockford
Frank Gibson
Gordon Lough



Ponoka Industrial Land
4904/08/12 - 63 Avenue
Ponoka, AB T4J 1E1

 [VIEW BROCHURE](#)

4904/08/12 - 63 Avenue

Size: 1.2 - 8.36 ACRE
Sale Price: \$162,000.00& UP

INDUSTRIAL LAND

Situated in the Northeast corner of Ponoka with easy access to Highway 2A and QEII. Great central location only 45 minutes from Leduc and Red Deer. Potential for rail spur access. Low property taxes compared to larger centres. Zoned M2 - Heavy Industrial. Option to buy 1.2 acres to 8.36 acres± with flexible purchase terms. Vendor financing available OAC.

Derek Claffey
Drew Joslin



Ponoka County Land
5, 430054 Range Road 261
Ponoka County, AB T4J 1R4

 [VIEW BROCHURE](#)

5, 430054 Range Road 261

Size: 6.01 ACRE
Sale Price: \$780,000.00

LAND

Multiple options available for the development of 6.01 acres± with frontage along busy QEII Highway and exposure to 47,600 vehicles per day (AADT 2021). Highway 53 overpass allows quick and easy access for traffic heading North or South. PLC zoning provides flexible development options. Permitted uses include: Gas Station, Convenience, Truck Stop and multitude of Industrial uses. Clean Phase 1 Environmental Assessment. Vendor financing options available OAC.

Derek Claffey



Rocky Mountain Dev Land
45 Street & 41 Avenue
Rocky Mountain House, AB

 [VIEW BROCHURE](#)

45 Street & 41 Avenue

Size: 31.31 ACRE
Sale Price: \$999,000.00

LAND

Vacant parcel of land located on the south side of HWY 11 in Rocky Mountain House. Area structure plan (ASP) in place which provides for 10 acres of land, which is zoned for highway commercial and the balance of the land is to be zoned for residential use. The property is adjacent to an existing highway commercial zone and a light industrial park with several small shops along with restaurants and a hotel.

Conor Clarke



Woodlands Business Park
Plan 1424321, Lot 3/Blk 1 | Lot 2/Blk 3 |
Woodlands County, AB T7S 0B8

 [VIEW BROCHURE](#)

Plan 1424321, Lot 3/Blk 1 | Lot 2/Blk 3 | Lot 1/Blk 5

Size: 4-4.45 ACRE
Sale Price: \$619,000.00& UP

LAND

Full city services. Located directly south of the Whitecourt Airport (YZU). 5 KM west of the town of Whitecourt. Under 10 minute drive to Millar Western Pulp & Saw Mill.

Daniel Yarmon



13341 - 149 Street
Edmonton, AB T5V 0B7

 [VIEW BROCHURE](#)

13341 - 149 Street

Size: 1.33 ACRE
Sale Price: \$1,200,000.00

LAND

1.33 Acres± ready for build to suit or storage yard. IB zoning allows for flexible range of users. Great location, situated in the heart of the Bonaventure Industrial park. Full municipal services.

Ryan Brown
Derek Claffey
Chad Griffiths
Drew Joslin



16226 - 100A Avenue NW

16226 - 100A Avenue
Edmonton, AB T5P 0M3

 [VIEW BROCHURE](#)

Size: 11,761 SF
Sale Price: \$615,000.00

LAND

0.27 acres ready for build to suit. Corner lot located in high residential density Glenwood neighborhood on the high traffic 163rd Street of Stony Plain Road. CB1 zoning allows wide range of use. Available build to suit option.

Hennadiy Menyaylov



7040 - 71 Street

Davies Industrial Land
7040 - 71 Street
Edmonton, AB T6B 2M4

 [VIEW BROCHURE](#)

Size: 6.18 ACRE
Sale Price: \$4,100,000.00

LAND

For Sale or Lease. South central industrial development site. IM Zoning for a large range of industrial uses. Access: 50th Street, 75th Street, Sherwood Park Freeway, Whitemud Drive. Sumps. Fully fenced and gravelled yard.

Julie Lam



6101 - 29 Avenue

Commercial Lands
6101 - 29 Ave; 6415, 6701 Montrose Bl
Beaumont, AB T4X 0H5
6101, 6415, 6701

 [VIEW BROCHURE](#)

Size: 1.75 - 9.27 ACRE
Sale Price: \$700,000.00/ACRE

LAND

Multiple parcels of high exposure commercial development land available for sale ranging from 1.75 acres± totaling up to 9.27 acres±.

Michael Parsons