Size: 0.51 ACRE

Op. Costs: 850.00

Size: 45,306 ACRE

Size: 1 ACRF

Size: 15.000 SF

Modified Gross

Size: 6 ACRE

Lease Rate: \$3.500.00/MO

Lease Rate: \$4,000.00/MO

Lease Rate: \$2,500.00/MO

Lease Rate: \$12,000.00/MO

Lease Rate: \$1,500.00/MO

▼ LAND - LEASE ▼



Industrial Land

10365 - 58 Avenue NW Edmonton, AB T6H 1B6









20710 - 111 Avenue Edmonton, AB







21919 - 115 Avenue Edmonton, AB T5S 2N6





Fort Sask Storage/Yard

8906 - 114 Street Fort Saskatchewan, AB - Alberta T8

☑ VIEW BROCHURE





Legal Industrial Land

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



LAND

0.51 acres± 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

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

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**

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

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.

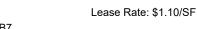
Daniel Amero Kevin Mockford Gordon Lough





13341 - 149 Street Edmonton, AB T5V 0B7

VIEW BROCHURE



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 Edmonton, AB T5P 0M3

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

Size: 1.33 ACRE

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



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

VIEW BROCHURE

Size: 6.18 ACRF 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



Commercial Lands

☑ VIEW BROCHURE

6101 - 29 Ave; 6415, 6701 Montrose Bl\ Lease Rate: MARKET Beaumont, AB T4X 0H5 6101, 6415, 6701

Size: 1.75 - 9.27 ACRE

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

Michael Parsons



☑ 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 graveled. 2,000 sq.ft.± cold storage building onsite.

Ryan Brown Chad Griffiths **Drew Joslin**



Blackfalds, AB T0M 0J0

27323 - 144, Township Rd 394



V LAND - SALE ▼



81 Broadway Blvd Sherwood Park, AB T8H 2C1

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

Multi-Family & Commercial Redevelopr Size: 5.1 ACRE

4701 to 4707 - 50 Avenue Beaumont, AB T4X 1H5

☑ VIEW BROCHURE

VIEW BROCHURE

Sale Price: \$4,050,000.00

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



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

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

☑ VIEW BROCHURE

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

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



Investment Land Opportunity

3165 - 64 Avenue Edmonton, AB T6P 1N7 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







VIEW BROCHURE

7510 - 4 Avenue Edson, AB T7E 1N3 Size: 103.27 ACRE Sale Price: \$1,950,000.00

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



Parkland County Development Land

53324 Range Road 55 Parkland County, AB T0E 2B0 Size: 22,012 SF Sale Price: \$755.000.00

LAND MULTIFAMILY/RESIDENTIAL

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

☑ VIEW BROCHURE



Northern Bear Development

51101 Range Road 222 Sherwood Park, AB T8C 1J6 Size: 5.09 ACRE

Size: 10 ACRE

Size: 7.499 SF

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.

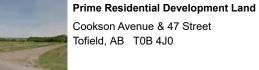
Derek Claffey





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



Tofield, AB T0B 4J0

☑ VIEW BROCHURE

Redevelopment Parcel

Edmonton, AB T5K 1V6

10024 - 116 Street

Sale Price: \$1,200,000.00

Sale Price: \$150,000.00

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

☑ VIEW BROCHURE

LAND LISTINGS MARCH 2024



Centrally Located Industrial Land

10355 - 61 Avenue NW Edmonton, AB T6H 2J3

VIEW BROCHURE

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



10750 - 117 Street and 11707 108 Aven Sale Price: \$260,000.00 Edmonton, AB T5H 1B8

Size: 8,706 SF

(IB) Industrial Business Zone. 8,706 sq.ft.± of development land. Permitted uses: Business Support Services, General Industrial Uses, liquor Stores, Professional, 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 Edmonton, AB T5L 0N5

☑ VIEW BROCHURE

✓ VIEW BROCHURE

Size: 0.11 ACRF

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 Edmonton, AB T6P 1L7

VIEW BROCHURE

Size: 2.05 ACRE

Sale Price: \$1,745,000.00

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



8th Street Maple Ridge Development O Size: 3.76 ACRE

6510 - 8 Street Edmonton, AB T6P 1R8

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 Edmonton, AB T5K 1A5

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



Calmar Development Land

VIEW BROCHURE

26501 - 50 Avenue Calmar, AB T0C 0V0

✓ VIEW BROCHURE

Size: 11.64 ACRE

Sale Price: \$1,480,000.00

Size: 0.22 - 8.06 ACRE

Sale Price: \$270,000.00& UP

Size: 1.55 and 1.65 ACRE

Sale Price: \$651,000.00& UP

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 Parcels

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



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



Vision West Land

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



Located in Vision West Business Park. Prime development land offering. 1.65 AC and 1.55 AC lots. Can be purchased together or seperately. 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 Joussard, AB T0G 1J0

Marina and Recreational Campground | Size: 89.12 ACRE

Sale Price: \$7,990,000.00



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 Lac La Biche, AB T0A

☑ VIEW BROCHURE

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

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



Alberta Venture Industrial Park 56 Avenue and 41 to 43 Street

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

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



Leduc County Lands

☑ VIEW BROCHURE

✓ VIEW BROCHURE

VIEW BROCHURE

Leduc, AB

Northwest Â1/4 Section 8 - 50-24-4 Leduc County, AB T0C2K0

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

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

Former Potters Hand Campground

69267 Range Road 220 MD of Greenview NO. 16. AB T0H Size: 11.9 ACRE

Sale Price: \$630.000.00

LAND

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

Silverman Land - 20.96 acres

S Hwy 16A on West Side Pioneer Rd Parkland County, AB Side of Pioneer Road

W 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





Ponoka County Land

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

VIEW BROCHURE





Rocky Mountain Dev Land

45 Street & 41 Avenue Rocky Mountain House, AB



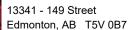


Woodlands Business Park

Plan 1424321, Lot 3/Blk 1 | Lot 2/Blk 3 | Sale Price: \$619,000.00& UP Woodlands County, AB T7S 0B8

✓ VIEW BROCHURE







Size: 1.33 ACRE

Sale Price: \$1,200,000.00

Size: 1.2 - 8.36 ACRE

Size: 6.01 ACRE

Size: 31.31 ACRE

Size: 4-4.45 ACRE

Sale Price: \$999,000.00

Sale Price: \$780.000.00

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.

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

Derek Claffey Drew Joslin

Derek Claffey

options. Permitted uses include: Gas Station. Convenience. Truck Stop and multitude of Industrial uses. Clean Phase 1 Environmental Assessment. Vendor financing options available OAC.

2021). Highway 53 overpass allows quick and easy access for traffic

heading North or South. PLC zoning provides flexible development

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

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

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 Edmonton, AB T5P 0M3 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

Hennadiy Menyaylov

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

VIEW BROCHURE

☑ VIEW BROCHURE

Size: 6.18 ACRE

Sale Price: \$4,100,000.00

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



Commercial Lands

6101 - 29 Ave; 6415, 6701 Montrose Bl\ Sale Price: \$700,000.00/ACRE Beaumont, AB T4X 0H5 6101, 6415, 6701

Size: 1.75 - 9.27 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



VIEW BROCHURE