

▼ LAND - LEASE ▼

Pending



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

Leased



2920 - 101 Street NW

2920 - 101 Street
Edmonton, AB T6N 1A6

Size: 1.09 ACRE

Lease Rate: \$3,993.00/MO

LAND

Rare industrial land parcel for lease with fantastic exposure to QE2. 1.09 acres± approximately 140 ft.± x 340 ft. Access via area to the south and south curb crossing at building (joint access). Power available onsite for potential office trailer. Electric gate - fully fenced and secured. Ideal for: Equipment and trailer storage, vehicle parking, fleet parking. Excellent access to QE2, Anthony Henday and Whitemud.

Ryan Brown
Chad Griffiths
Drew Joslin



20303 - 110 Avenue

20403/20303 - 110 Avenue
Edmonton, AB T5S 1X7
20403/20303



[VIEW BROCHURE](#)

Size: 2.05-4.09 ACRE

Lease Rate: \$1.25/SF

LAND

Heavy packed gravel yard. 2.05-4.09 acres±. Power to site. Electric gate - fully fenced and secured. Security lighting. Ideal for equipment and trailer storage, vehicle parking or fleet parking. Landlord open to demising the yard space.

David Sabo
Ed Stenger



20710 - 111 Avenue

20710 - 111 Avenue
Edmonton, AB T5S 2G6



[VIEW BROCHURE](#)

Size: 45,667 ACRE

Lease Rate: \$0.83/SF

Op. Costs: 0.10

LAND

Improved industrial land with flexible lots sizes ranging from 1, 2, 2.3, 3, 4, 5, 6 and 10 Acres contiguous. Compacted gravel/concrete, 6ft chain-link fence, and 3-phase power connection. Best access to property via north east corner of 109 Ave & 209 St (northside).

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



6075 - 88 Street
Edmonton, AB T6E 5T4



Size: 1 ACRE
Lease Rate: \$1.25/SF

LAND

1 acre± of industrial land for lease. Located in Davies Industrial West Park. Easy access from Whitemud Drive and Gateway Blvd. Fully fenced and gated.

Chad Griffiths
Ryan Brown
Drew Joslin



604 & 606 - 17 Avenue
Nisku, AB T9E 7T1



Size: 8.44 ACRE
Lease Rate: \$1.00/SF
Op. Costs: 0.20

LAND

8.44 acre± industrial yard available for lease. Site can be demised to 4.33 acres (Lot 1) or 4.11 acres (Lot 16). Fully fenced with three gated access points. Lot 1 has a 10,000 sq.ft.± cold storage pre eng structure with 600 amps of power (TBC), structure can be included or removed from site if required. Landlord would consider build to suit options.

Ryan Brown
Chad Griffiths
Drew Joslin



13341 - 149 Street
Edmonton, AB T5V 0B7



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



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



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 ▼



21304 - 108 Avenue
Edmonton, AB T5S 1X4



Size: 0.5 ACRE
Sale Price: \$250,000.00

LAND

Rare Development Opportunity: 0.50 Acre± (approximately 120'W x 180'D) development/storage parcel in Winterburn. Strategic Location: Easily accessible to Anthony Henday Drive and Yellowhead Trail with south exposure to 108 Avenue. Zoning: IM - Medium Industrial Zone accommodates a variety of industrial uses. Site Improvements: Lot is fenced and gravelled.

Vince Caputo

New



Range Road 235A

Echo Lake Family Campground

Range Road 235A
Vimy, AB T0G 2J0



VIEW BROCHURE

Size: 53 ACRE
Sale Price: \$800,000.00

LAND

Brand new infrastructure completed within the last 2 years. Situated on a 53 Acre site with Echo Lake front access for personal water sports and 8km to Half Moon Lake for motorized water activities. Total of 59 Sites equipped with 100 amp power pedestals, custom designed picnic tables/fire places.

Conor Clarke

Further Reduced



12201 - 96 Avenue

12201 - 96 Avenue
Grande Prairie, AB T0H 0W0



VIEW BROCHURE

Size: 3.68 ACRE
Sale Price: \$325,000.00/ACRE

LAND

In Vision West Bus. Park, south of airport amidst established businesses. Versatility & convenience for a range of industrial needs. IG zoning & full municipal services. Build to suit options.

Daniel Amero
Kevin Mockford
Gordie Lough

Pending



10389 - 60 Avenue

Prime 0.20 Acre± Storage Lot

10389 - 60 Avenue
Edmonton, AB T6H 0K4



VIEW BROCHURE

Size: 0.2 ACRE
Sale Price: \$434,000.00

LAND

Fully paved asphalt. Perimeter fenced & secure gated access. Bright flood lighting - enhanced visibility and security. Strategic location - minutes from major transport corridors.

Conor Clarke

Pending



4701 to 4707 - 50 Avenue

Multi-Family & Commercial Redevelopment

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 4701/03/05/07 - 50 Avenue. 3.6 acre± development site at Plan 9320423, Block 1, Lot 7 (4701A - 50 Ave) and Plan 1912EO Parcel A.

Ken Saunders
Kim Sarnecki

Pending



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

Price Reduced



10024 - 116 Street

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



[VIEW BROCHURE](#)

Size: 7,499 SF
Sale Price: \$1,099,000.00

LAND

7,499 sq.ft.± redevelopment parcel located in the Oliver Neighbourhood. DC1 (Area 7) 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

Price Reduced



11010 Winterburn Road

Winterburn Industrial West
11010 Winterburn Road
Edmonton, AB T5S 2C3



[VIEW BROCHURE](#)

Size: 7.41 ACRE
Sale Price: \$2,300,000.00

LAND

Excellent storage or development site. 7.41 acres±. Gas/power on site. Direct access on Winterburn Road. Ideal for equipment and trailer storage, vehicle parking or fleet parking.

Ed Stenger
David Sabo

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



6510 - 8 Street

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



[VIEW BROCHURE](#)

Size: 3.76 ACRE
Sale Price: \$2,143,200.00

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

Price Reduced



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: \$530,000.00

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

Price Reduced



53324 Range Road 55

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



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

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±. Water well and an unquantified amount of gravel material to the excess land point.

Derek Claffey
Ryan Brown
Chad Griffiths
Drew Joslin

Price Reduced



4904/08/12 - 63 Avenue

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



Size: 1.2 - 8.36 ACRE
Sale Price: \$95,000.00& UP

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

Price Reduced



51101 Range Road 222

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



Size: 5.09 ACRE
Sale Price: \$699,999.00

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
Mat Hehr

Price Reduced



Cookson Avenue & 47 Street

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



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

LAND

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

Conor Clarke

Unconditional



22944 - 110 Avenue

1.33 Acres Land
22944 - 110 Avenue NW
Edmonton, AB T5S 0A7
22944



Size: 1.33 ACRE
Sale Price: \$700,000.00

LAND

Rare Development Opportunity: 1.33 Acre± development parcel in Winterburn. Strategic Location: Easily accessible to Anthony Henday Drive and Yellowhead Trail with south exposure to 110 Avenue. Zoning: IM - Medium Industrial Zone accommodates a variety of industrial uses

Vince Caputo



12225 - 17 Street

Eco Industrial Business Park Lands
12225 - 17 Street
Edmonton, AB T6S 1A2



Size: 228.63 ACRE
Sale Price: Call Listing Agent

LAND

On behalf of the Receiver, MNP Ltd., NAI Commercial Real Estate offers for sale seven contiguous industrial properties totaling 228.63 acres± in Edmonton's Eco-Industrial Business Park. The site includes five mineral rights titles, two Class 1A disposal wells, multiple buildings, and river views. Offered as-is, where-is, with bids due June 30, 2025.

Michael Parsons
Ryan Brown
Derek Claffey
Drew Joslin



2308 Parsons Road

Parsons Rd/23 Ave Redev. Site
2308 Parsons Road
Edmonton, AB T6N 2B2



Size: 2.97 ACRE
Sale Price: \$6,200,000.00

LAND

High profile redevelopment site consisting of 2.97 acres± with over 1,000 feet of direct frontage to 23rd Avenue. Marquee South Edmonton location on the intersection of Parsons Road and 23rd Avenue with exposure to over 52,000 vehicles per day (City of Edmonton, 2018).

Michael Parsons



7040 - 71 Street

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



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

LAND

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 graveled yard.

Julie Lam



9222 - 111 Avenue

9222 - 111 Avenue
Edmonton, AB T5G 0A1
9222-9232



Size: 0.25 ACRE
Sale Price: \$550,000.00

LAND

Prime corner location with high visibility from over 15,803 vehicles daily along 111th Avenue West of 93 Street (2023 City of Edmonton). Strategically located near major landmarks, including Commonwealth Stadium, Kingsway Mall, Royal Alexandra Hospital, and the Northern Alberta Institute of Technology (NAIT). Excellent opportunity for multifamily, mixed use, daycare or medical development. Attractive CMHC financing options available for qualified purchasers.

Daniel Yarmon
Chad Griffiths
Ryan Brown
Drew Joslin



26322 Township Road 524

26322 Township Road 524
Acheson, AB T7X 5B2



Size: 5.09 ACRE
Sale Price: \$2,150,000.00

LAND

5.09 acres± land suitable for development/storage. Approximately 50% of the site is improved with crushed concrete and gravel. Fully fenced and secure. 1,440 sq.ft.± office structure, and 2,688 sq.ft.± steel frame quonset negotiable. Partially serviced with power and gas onsite.

Ryan Brown
Chad Griffiths
Drew Joslin



151 Tobin Way

Fort McMurray RV and Self Storage Inc
151 Tobin Way
Fort McMurray, AB T0P 1G0

Size: 2.47 ACRE
Sale Price: \$1,450,000.00



LAND

NAI Commercial (Langley) Ltd, is pleased to offer FOR SALE, the 151 Tobin Way RV and storage property, located in Fort McMurray, Alberta. Fort McMurray is an urban service area in the Regional Municipality of Wood Buffalo in Alberta, Canada. It is located in northeast Alberta, in the middle of the Athabasca oil sands, surrounded by boreal forest. It has played a significant role in the development of the national petroleum industry.

Derek Claffey
Mat Hehr



Parsons Creek North

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

Size: 0.22 - 8.06 ACRE
Sale Price: \$220,000.00& 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. Four (4) 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



4-27-40-26-SE

Lacombe Highway Commercial
4-27-40-26-SE
Lacombe, AB T0C 0J0

Size: 14.13 ACRE
Sale Price: \$1,500,000.00



LAND

Approximately 1,530 ft of high visibility highway frontage make it perfect for any developer wanting exposure along a busy highway corridor (38,510 AADT). The site is fully serviced with municipal sewer and water along the property line. Highway Commercial zoning allows for a multitude of permitted uses for the property. Fully fenced and graveled site previously used for modular home sales. Easy access from the North and South off of HWY 12 overpass.

Derek Claffey
Mat Hehr



5605 - 43 Street

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

Size: 0.93-4.97 ACRE
Sale Price: \$430,000.00/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



1102 - 6 Street | 510 - 11 Avenue

Nisku Industrial Park Building and Land
1102 - 6 Street | 510 - 11 Avenue
Nisku, AB T9E 7N7

Size: 20,600 SF
Sale Price: \$4,599,000.00



LAND

20,600 SF± industrial building on 3.77 acres± in Nisku Industrial Park with multiple drive-thru loading doors. Features a 12.5% site coverage ratio, suitable for outdoor storage or future development. Includes a 2.27-acre± surplus land component that can be sold separately. Quick access to QE2 Highway and Anthony Henday.

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

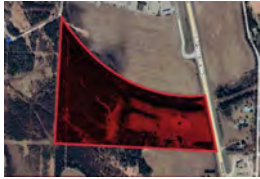


Size: 20.96 ACRE
Sale Price: \$1,900,000.00

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
Gordie Lough



45 Street & 41 Avenue

Rocky Mountain Dev Land

45 Street & 41 Avenue
Rocky Mountain House, AB



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



34520 Range Road 210

34520 Range Road 210
Stettler County, AB T0J 0G0



Size: 159 ACRE
Sale Price: \$660,000.00

LAND

Corner Parcel: 159 acres± with exposure to Range Road 210. Zoning: AG. Currently utilized as pasture. Parcel: Includes gravel deposit areas. Location: Located within rural Stettler County along Range Road 210, between Township Roads 344A and 350, south of the Town of Stettler. Outbuildings: Shop: 2,400 sq.ft.± (40'x60'); Barn: 1,020 sq.ft.± (30'x34'); Quonset: 4,080 sq.ft.± (40'x102'). Sale Price: \$660,000 (\$4,150/acre).

Vince Caputo



13341 - 149 Street

13341 - 149 Street
Edmonton, AB T5V 0B7



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