

FOR SALE

± 2.26 ACRES



FUTURE INDUSTRIAL DEVELOPMENT LAND

50314 Range Road 262, Rural Leduc County, Alberta (Near Devon)

Property Highlights

This 2.26-acre parcel has **DC-020 zoning for light and medium industrial** uses as per the South Devon Industrial Area Structure Plan.

With prime access to Highway 60 and 19 it is minutes from the Town of Devon, Edmonton, Leduc, Nisku, and the Edmonton International Airport.

The existing residential styled structure was built circa 1992 and has been used for office space. It features four (4) rooms, two (2) bathrooms, a kitchen, and a double attached garage. The shingles were recently changed circa 2023.

The Property includes a well, septic field, gas and power.

\$450,000.00
ASKING PRICE

DC-020
ZONING

± 2.26 Acres
LOT SIZE

Generally Flat
TOPOGRAPHY



View On Maps

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Christian Jones, Vice President

(780) 716 2851
 1988jones@gmail.com

MaxWell
Devonshire Realty

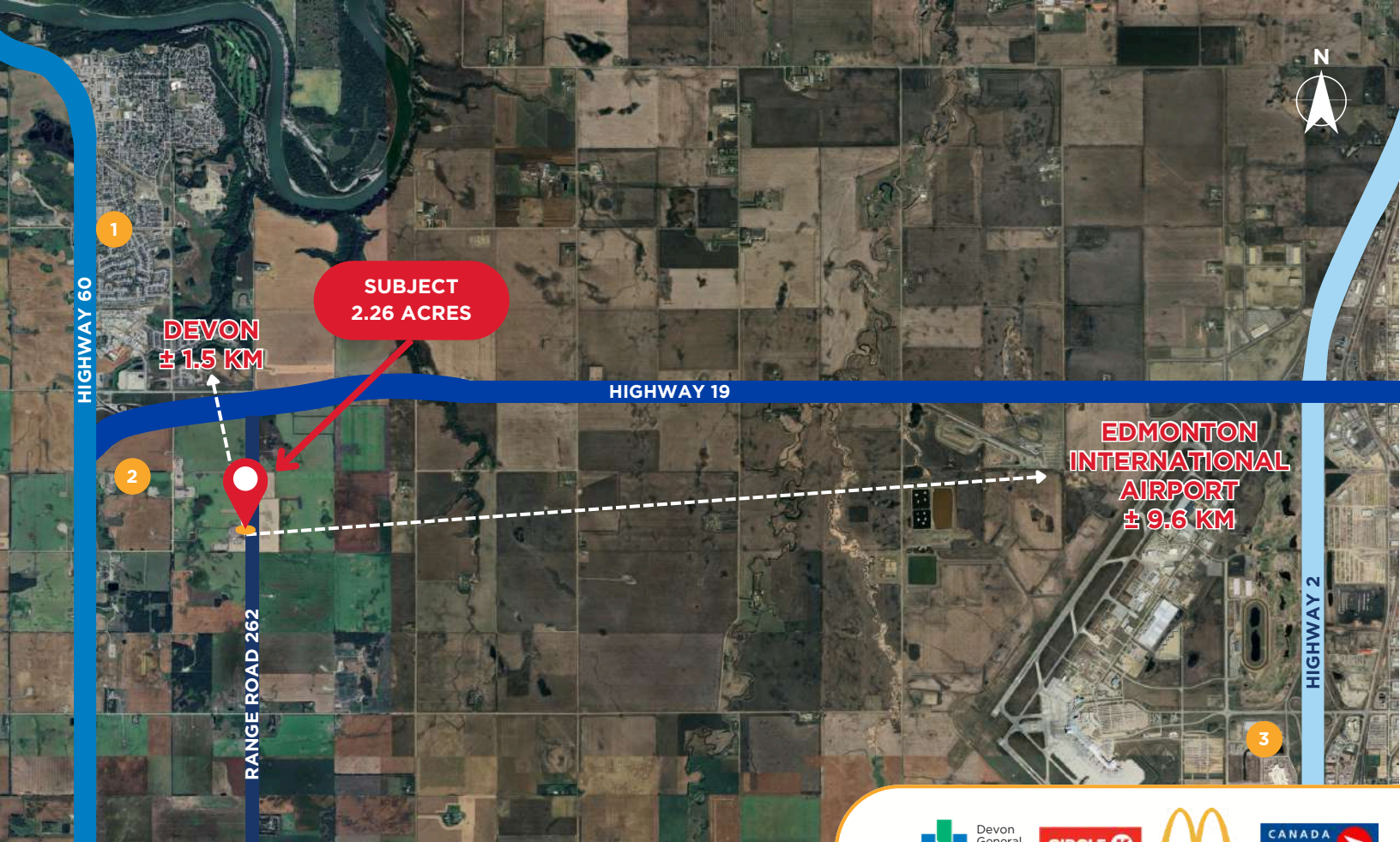
Samantha Sajjad, Associate

(780) 952 8705
 samanthalsajjad@gmail.com

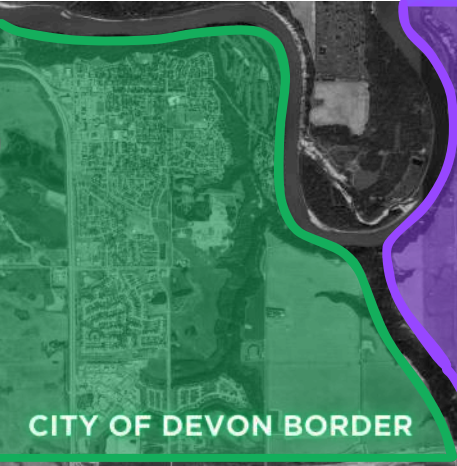
PROPERTY INFORMATION

Address:	50314 Range Road 262, Rural Leduc County, Alberta
Short Legal:	Plan 9423554, Lot 1
Alberta Land Title:	082 404 576
Lot size:	± 2.26 Acres
Residential Structure Size:	± 1,254 SF
Zoning:	DC-020 (Light and medium industrial uses. Click here for more information.)
Sale Price:	\$450,000.00



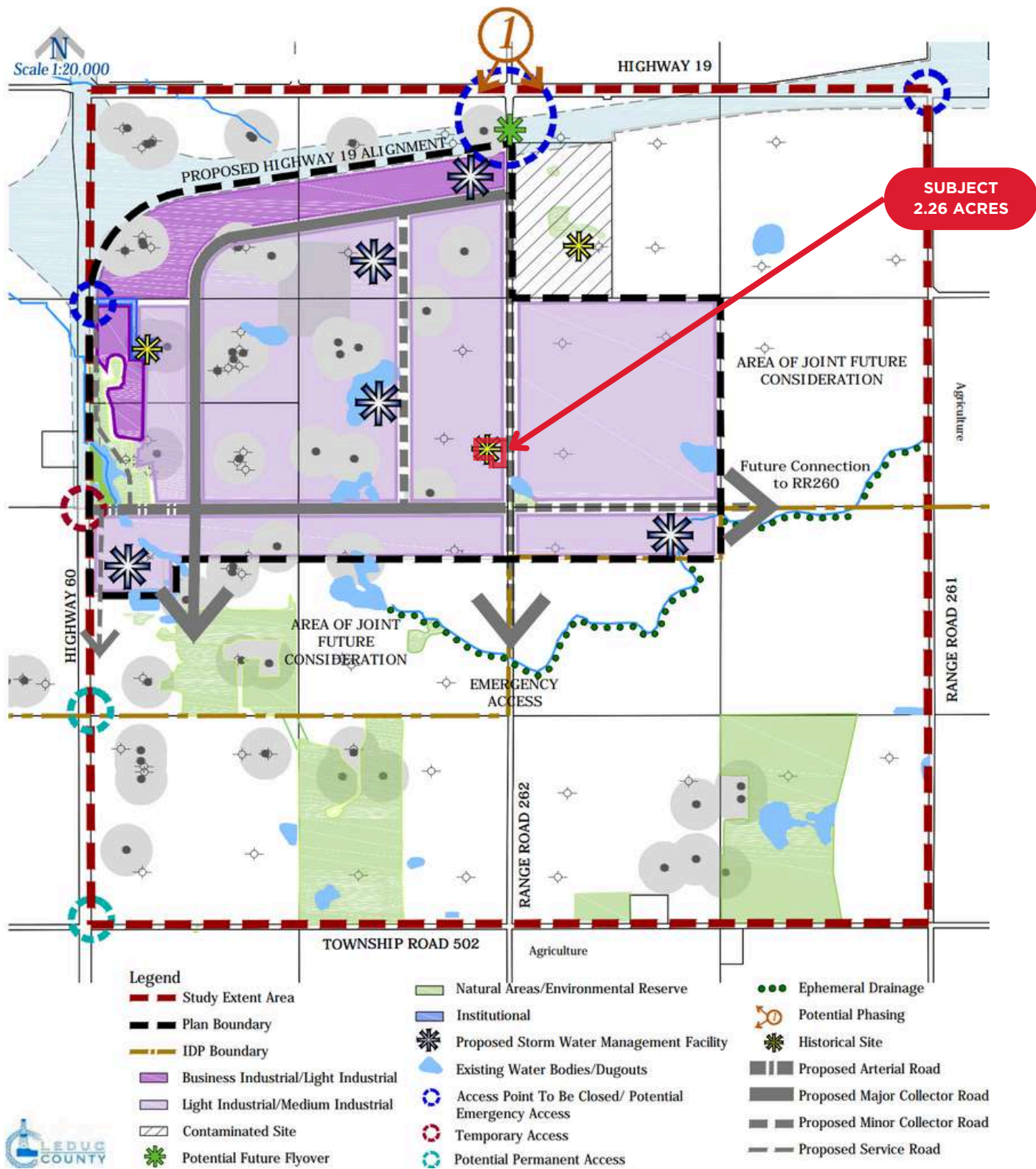


1	 Devon General Hospital	 CIRCLE K	 McDonald's	 CANADA POST
	 Tim Hortons	 Rexall	 Boston Pizza	
2	 HOME OF LEDUC III CEM CANADIAN ENERGY MUSEUM			
3			 COSTCO WHOLESALE	
			 PREMIUM OUTLET COLLECTION EDMONTON INTL AIRPORT	



DEVELOPMENT CONCEPT - AREA STRUCTURE PLAN

SOUTH OF DEVON INDUSTRIAL AREA STRUCTURE PLAN



- Legend**
- Study Extent Area
 - Plan Boundary
 - IDP Boundary
 - Business Industrial/Light Industrial
 - Light Industrial/Medium Industrial
 - Contaminated Site
 - ✱ Potential Future Flyover
 - Natural Areas/Environmental Reserve
 - Institutional
 - ✱ Proposed Storm Water Management Facility
 - ☾ Existing Water Bodies/Dugouts
 - ⊙ Access Point To Be Closed/ Potential Emergency Access
 - ⊙ Temporary Access
 - ⊙ Potential Permanent Access
 - Ephemeral Drainage
 - ⌚ Potential Phasing
 - ✱ Historical Site
 - Proposed Arterial Road
 - Proposed Major Collector Road
 - Proposed Minor Collector Road
 - Proposed Service Road





← North To Devon, AB
Range Road 262

MAIN STRUCTURE



ZONED FOR LIGHT AND
MEDIUM INDUSTRIAL USES



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(780) 716 2851

*Property outlines are approximate; For greater certainty, a professional surveyor may be used.



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201, 5607 - 199 Street , Edmonton, AB T6M 0M8 | commercialyeg.ca

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