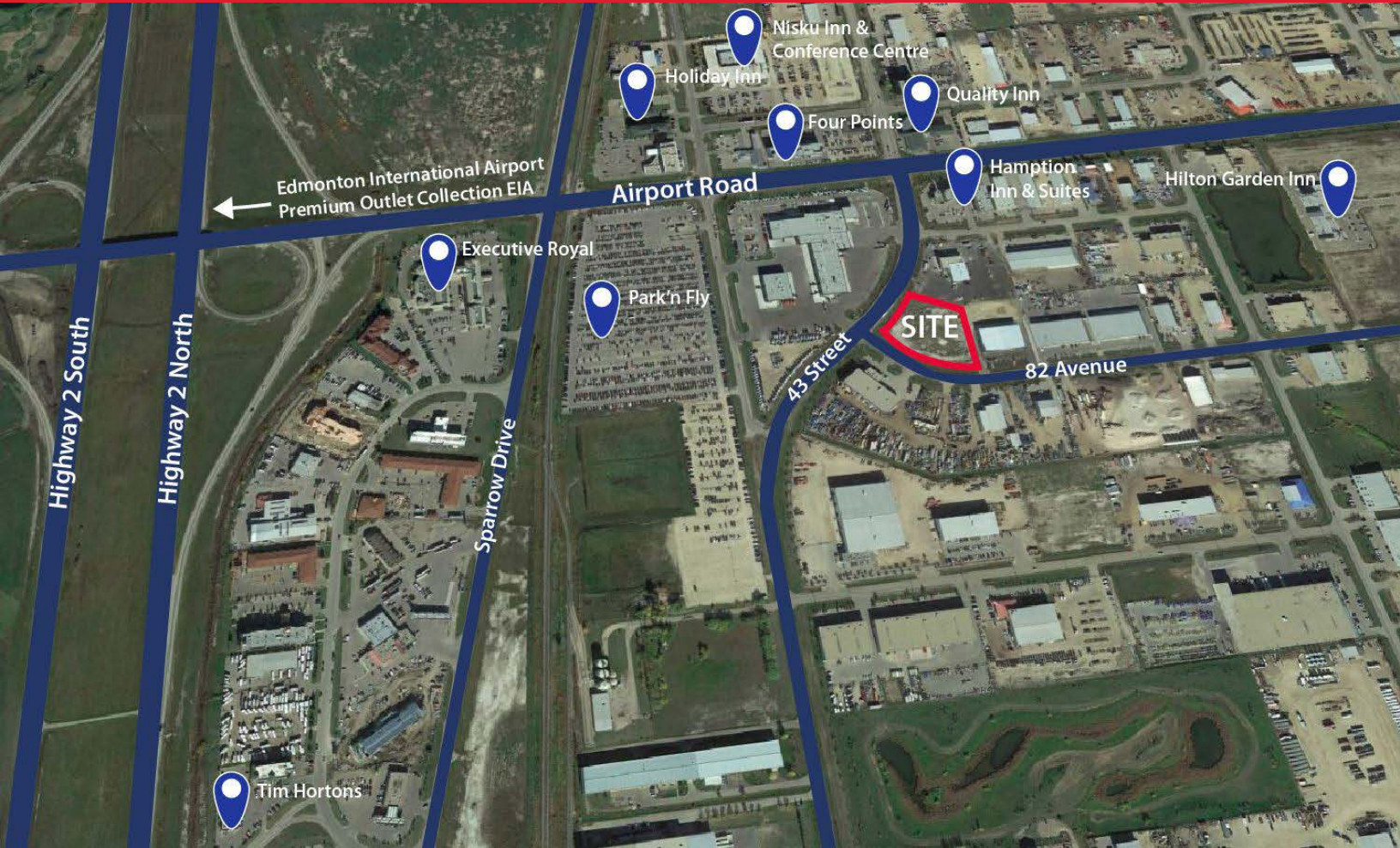


# FOR SALE DEVELOPMENT LAND IN LEDUC



## PROPERTY HIGHLIGHTS

<b>Municipal Address:</b>	3916 82 Ave, Leduc
<b>Legal Description:</b>	Plan 0624818, Block 4, Lot 8A
<b>Land Size:</b>	2.5 Acres
<b>Zoning:</b>	GC (General Commercial)
<b>Services:</b>	All services on the property line
<b>Price:</b>	<del>\$850,000 / Acre</del> <b>\$650,000 / Acre</b>

Great opportunity to build your dream Hotel in a developing area of the City of Leduc. Development permit was pulled in 2007 for a hotel with 143 rooms, indoor pool and other amenities. Surrounded by many hotels/motels the site is also suitable for a good size Strip Plaza with various retail and professional use to serve the visitors as well as the local industrial and business clients. Corner lot, good exposure from 42 Street and 82 Avenue.

For more information, please contact:

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