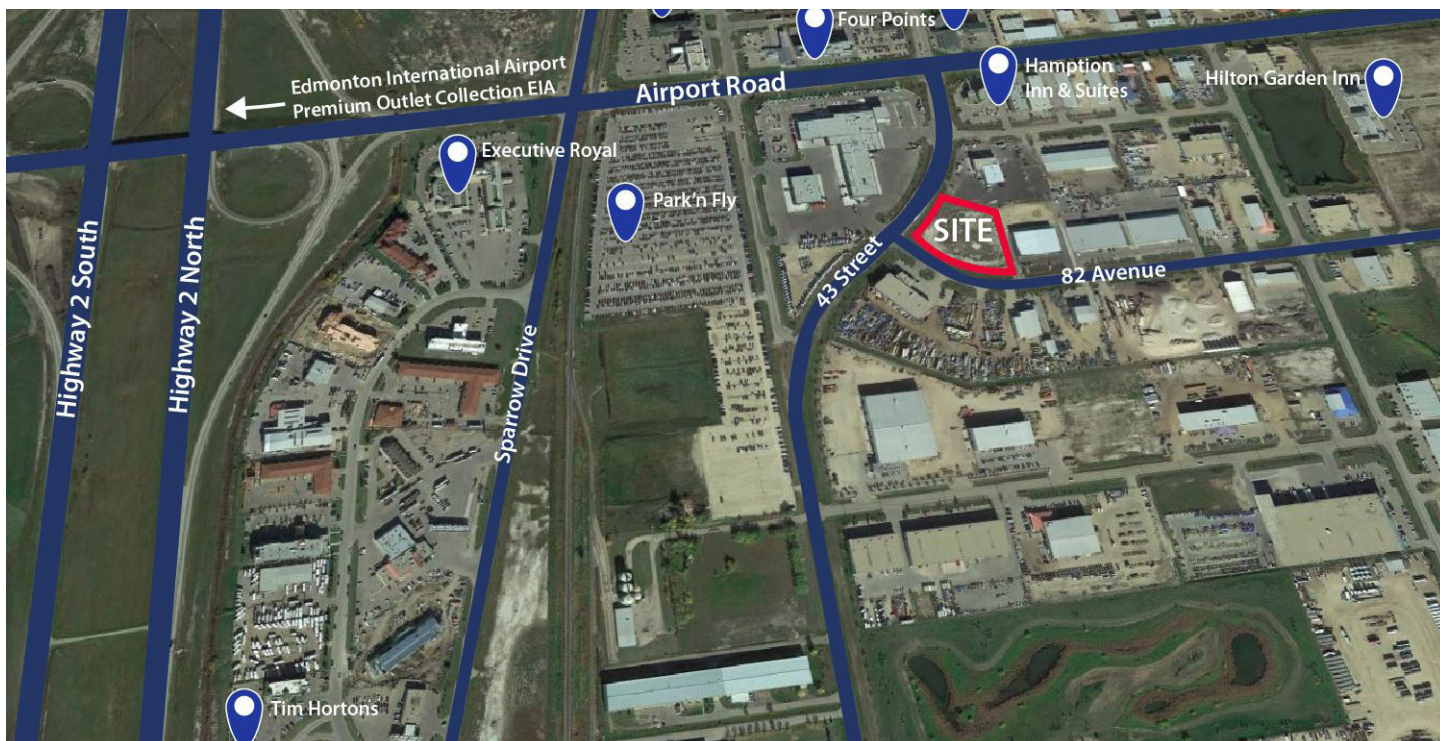


# DEVELOPMENT LAND IN LEDUC

3916 82 AVE, LEDUC, AB

\$650,000 PER ACRE



## PROPERTY HIGHLIGHTS

Great site for a Commercial/Industrial/Office development in Leduc. Just the right size, 2.5 acre General Commercial (GC) zoned land, suitable for many projects. Could be ideal for an owner user or built to sale or lease project for any new or experienced developer! All services at the lot-line. Excellent location, good access to all amenities, surrounded by many established businesses including hotels/motels. Corner lot and good exposure from 42 Street and 82 Avenue. Please take a look at this opportunity.

Address:	3916 82 Ave, Leduc
Legal Description:	Plan 0624818; Block 4; Lot 8A
Zoning:	GC - General Commercial
Land Size:	2.5 Acres
Services:	All services on the property line
Price:	\$650,000 /Acre



RE/MAX EXCELLENCE  
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#1 RE/MAX Commercial Team Worldwide 2017 & 2018\*

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