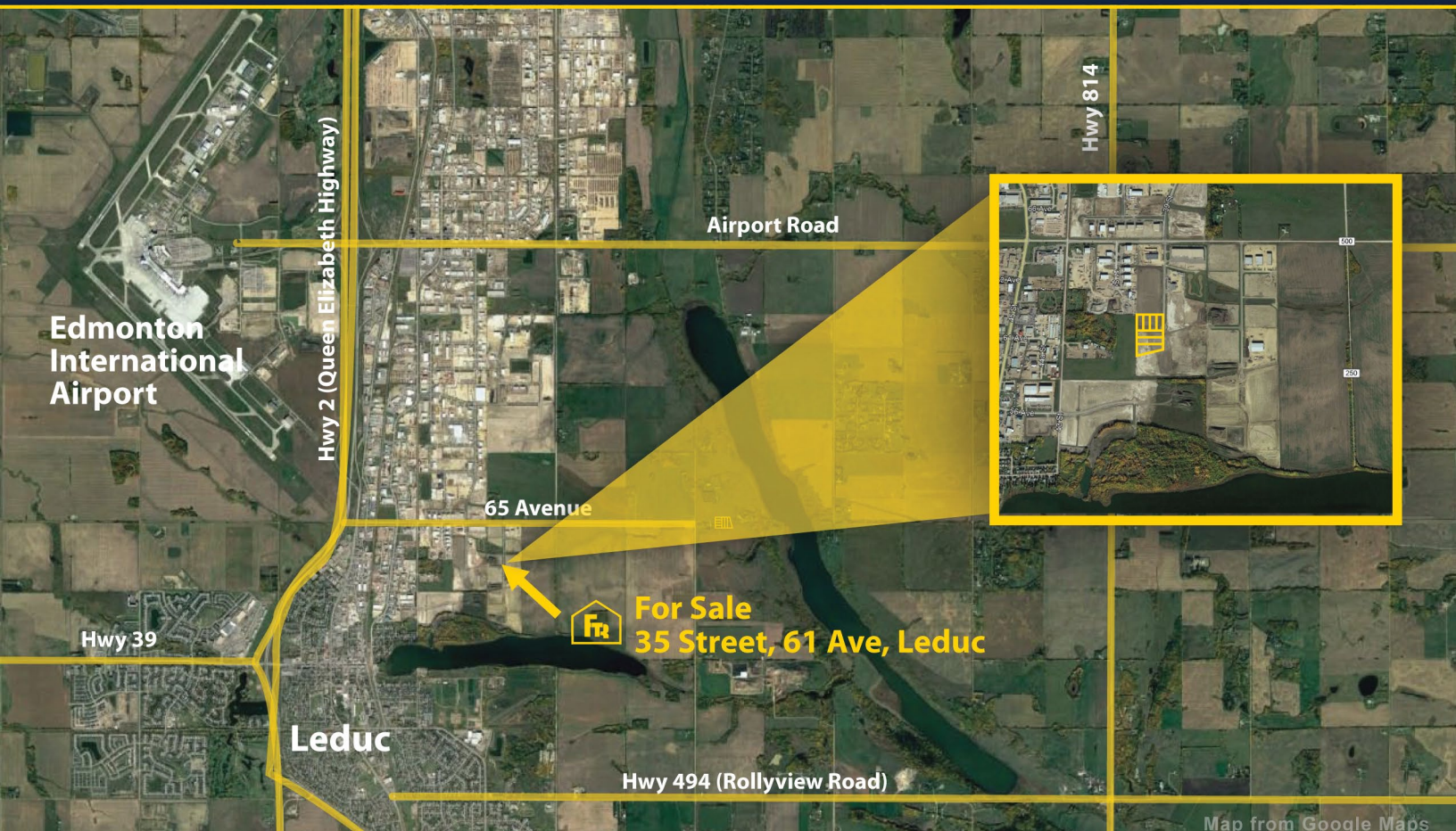


# FOR SALE - Harvest Industrial Park

Fully Serviced Lots 1.28 - 2.79 Acres — 35 Street & 61 Avenue, Leduc, Alberta



Map from Google Maps

## FULLY SERVICED LOTS:

- Excellent location
- Access to 65th avenue
- Zoned Light Industrial (IL)
- Lot Sizing 1.28 to 2.79 acres
- Lots purchased separately or as multiple
- Fully serviced lots
- Pre-graded
- Paved roadways
- Immediate possession

## EXCLUSIVELY LISTED FOR SALE BY:

**Garry Stebner** (780) 918-5289

glstebner@shaw.ca

**Hugh Fraser** (780) 499-0948

realty@chughfraser.com



**FRASER-TRADEX REALTY INC.** *Your Real Estate Professionals*

(780) 499-0948 Fax (780) 458-6900 Realty@chughfraser.com P.O. Box 4, Stn Main, St. Albert, AB T8N 1N2

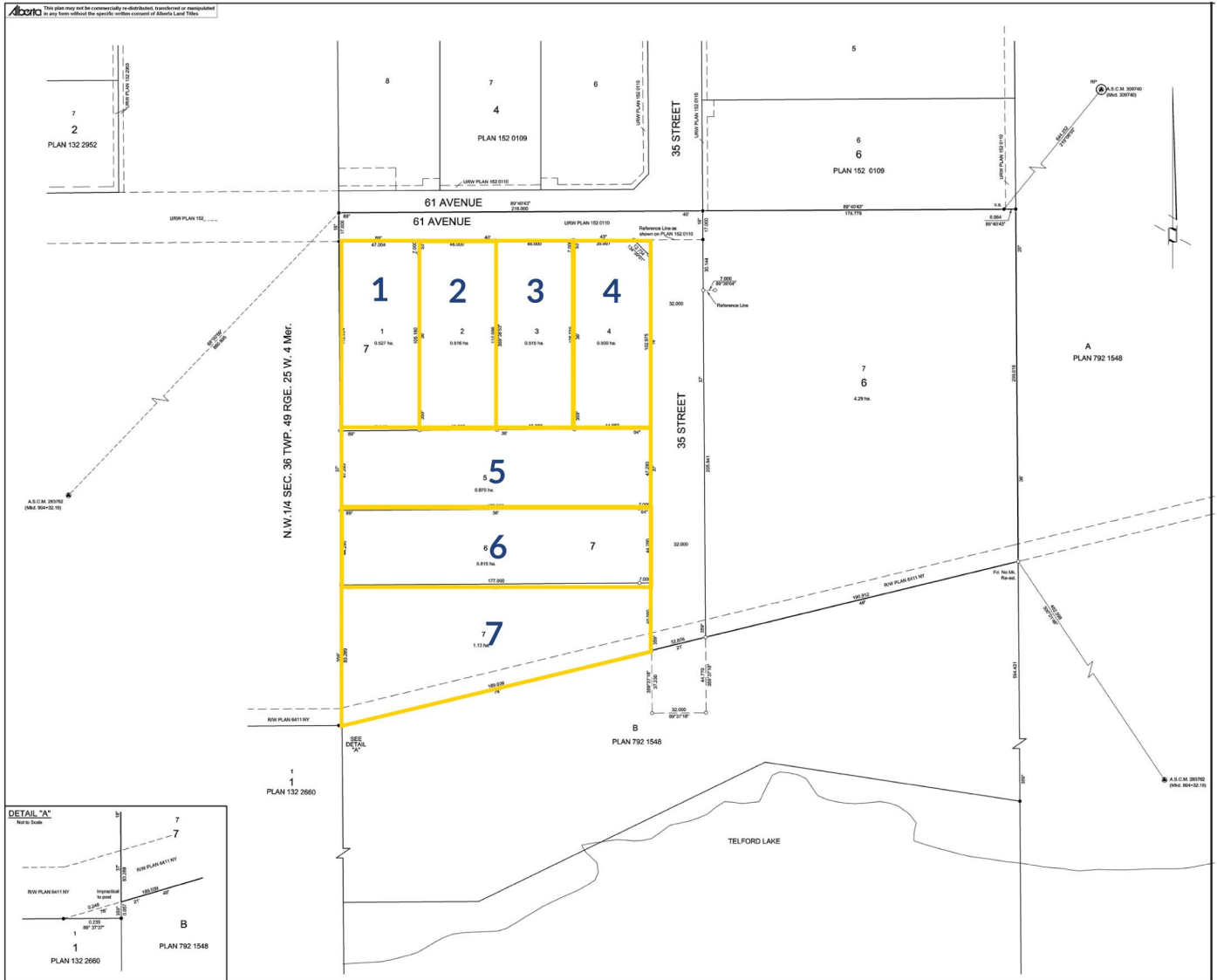




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## HARVEST INDUSTRIAL PARK SURVEY - PLAN 152 0275



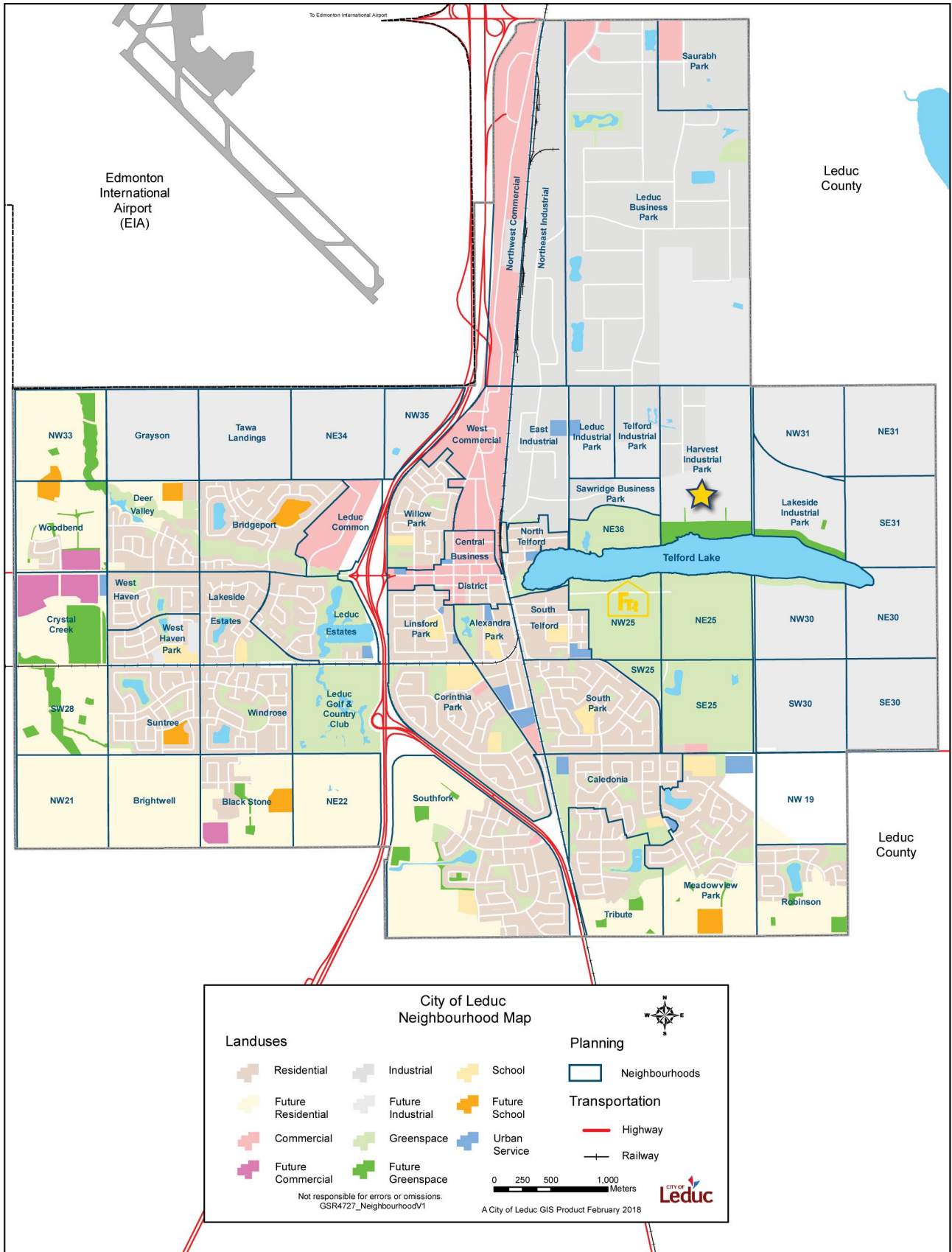
## Price Summary

PARCEL	AREA (acs)	PRICE /AC	TOTAL PRICE
<b>Serviced Parcels</b>			
Lot 1 Block 7 Plan 152 0275	1.30	\$ 385,000.00	\$ 500,500.00
Lot 2 Block 7 Plan 152 0275	1.28	\$ 385,000.00	\$ 492,800.00
Lot 3 Block 7 Plan 152 0275	1.27	\$ 385,000.00	\$ 488,950.00
Lot 4 Block 7 Plan 152 0275	1.24	\$ 395,000.00	\$ 489,800.00
Lot 5 Block 7 Plan 152 0275	2.15	\$ 375,000.00	\$ 806,250.00
Lot 6 Block 7 Plan 152 0275	2.01	\$ 370,000.00	\$ 743,700.00
Lot 7 Block 7 Plan 152 0275	2.79	\$ 370,000.00	\$ 1,032,300.00
<b>TOTALS</b>	<b>12.04</b>		<b>\$ 4,554,300.00</b>

# FOR SALE - Harvest Industrial Park

Fully Serviced Lots 1.28 - 2.79 Acres — 35 Street & 61 Avenue, Leduc, Alberta

## City of Leduc Neighbourhood Map

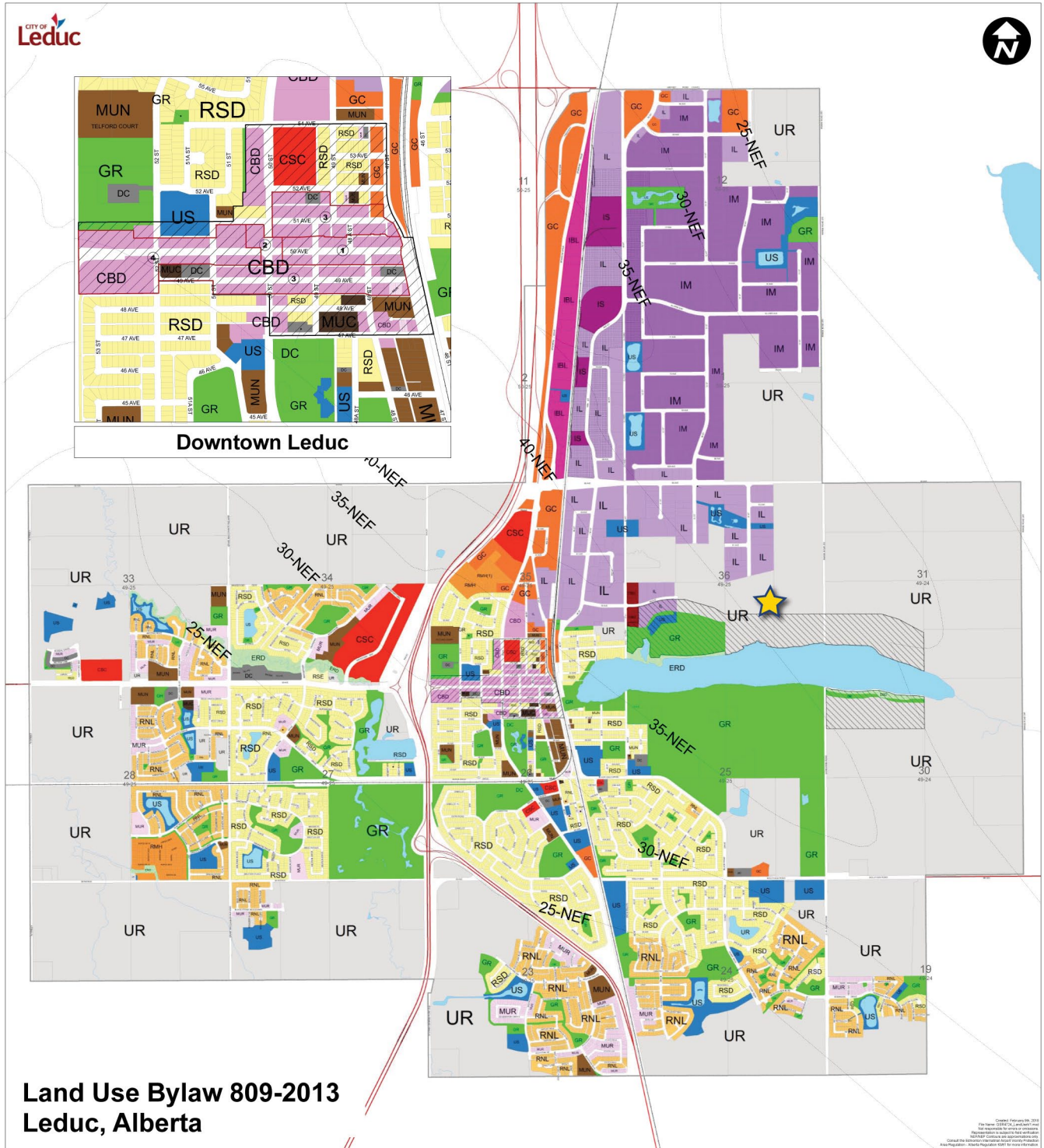




# FOR SALE - Harvest Industrial Park

Fully Serviced Lots 1.28 - 2.79 Acres — 35 Street & 61 Avenue, Leduc, Alberta

## Leduc Land Use Bylaw



Downtown Parking Overlay	RSE - Residential Single Detached Estate	CBD - Central Business District	US - Urban Services
Main Street District Overlay	RSD - Residential Standard District	GC - General Commercial	GR - General Recreation
50th Ave/50th Street Gateway Overlay	RSL - Residential Shallow Lot (With a Lane)	CSC - Commercial Shopping Centre	ERD - Environmental Restricted Development
Downtown Mixed-Use Overlay	RNL - Residential Narrow Lot	CBO - Commercial Business Orientated	UR - Urban Reserve
Main Street West Overlay	RMH - Residential Manufactured Home	IBL - Business Light Industrial	DC - Direct Control
Telford Industrial Overlay	MUR - Mixed-Use Residential	IL - Light Industrial	Leduc City Limits
Industrial Protection Overlay	MUN - Mixed-Use Neighbourhood	IM - Medium Industrial	NEF Contour
	MUC - Mixed-Use Comprehensive	IS - Special Industrial	

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Fully Serviced Lots 1.28 - 2.79 Acres — 35 Street & 61 Avenue, Leduc, Alberta

## Heavy Vehicle Traffic Route

**Legend**

**Heavy Vehicle Traffic Routes**

- Both Directions
- Westbound Direction Only
- Southbound Direction Only


**City of Leduc**

- City of Leduc Corporate Limits
- Streets

0 0.5 1 Kilometers

Map Scale: 1:45,000

**CITY OF Leduc**



GSR4726\_HeavyVehicleV1.mxd  
Created: February 9th, 2018

A City of Leduc  
GIS Product  
February 2018

Not Responsible for  
Errors or Omissions

