

## \$10,720,000 - 65 Ave & Rr 250, Leduc

MLS® #E4387333

**\$10,720,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Leduc Business Park, Leduc, AB

This amazing lands - 160 acres (Two pieces of 80 acres each) is well located on SE corner of 65 Ave & RR 250 in city of Leduc. Only about 3 miles east of Edmonton International Airport on 65 Ave - that is a straight connection to the AIRPORT via this new being completed 65 Ave overpass on QEII. These lands are ready for development. The area structure plan of this area where these 160 acres are located, has already been approved and is called - EAST TELFORD LAKE AREA STRUCTURE PLAN. The zoning of these proposed in this ASP is AREO EMPLOYMENT - this zoning includes LIGHT INDUSTRIAL, manufacturing, warehousing, logistics, e-commerce, distribution centres, storage warehouse, cold chain facilities, cargo landing, freight forwarders shippers and other transportation etc. All the lands west & northwest of these lands are being developed at this time. Excellent pieces of delveopable lands.

### Essential Information

MLS® #	E4387333
Price	\$10,720,000
Bathrooms	0.00
Acres	0.00
Type	Land Commercial
Status	Active



**Community Information**

Address	65 Ave & Rr 250
Area	Leduc
Subdivision	Leduc Business Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T0E 0R8

**Additional Information**

Date Listed	May 14th, 2024
Days on Market	360
Zoning	Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 9th, 2025 at 10:48am MDT