



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR SALE

INVESTMENT PROPERTY

41st Avenue SW & 94th Street
Leduc County, Alberta



1.62 ACRES

SALE PRICE: ~~\$825,000~~ \$798,000

Property Highlights

- Situated on the border of the City of Edmonton and the County of Leduc, directly north of Nisku
- Close proximity to the fastest growing area in South Edmonton and in the path of future annexation
- Excellent access to all areas of the city via Anthony Henday Road, Highway 2 (QE II), Nisku Spine Road, 41st Avenue interchange and the Edmonton International Airport
- CPR new intermodal yard Phase 1 already under construction along 41st Avenue
- The purpose of this area is to accommodate the development for a wide range of industrial and commercial uses including manufacturing and distribution rehousing. This zoning will also allow for significant outdoor storage
- This property is leased out on an annual basis providing a steady income stream

Seif Jiwaji

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Property Details

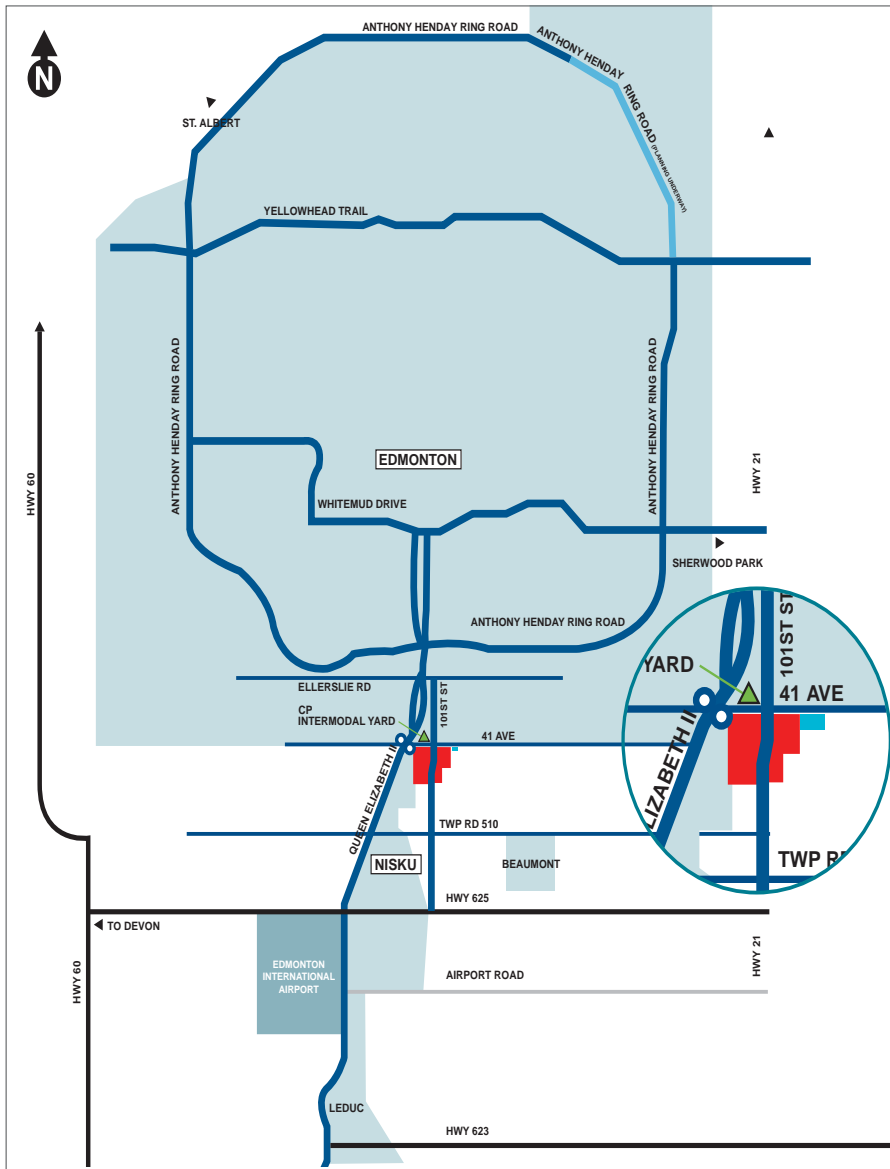
Municipal Address:	24337 Twp Rd 512
Legal Address:	Plan 8922964, Lot 1
Zoning:	Agricultural
Property Class:	Country Residential
Style:	Bungalow
House Size:	1,355.94 sq. ft.
Land Size:	1.62 Acres
Utilities:	Sewer - Holding tank Water - Cistern Heating - Natural gas

Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Location

The land is situated on the border of the City of Edmonton and the County of Leduc, directly north of Nisku. Currently zoned for country residential acreage. Next door, will be home to a broad base of industries, including the energy sector, manufacturing and distribution. Regardless of whether the business focus is local, regional, national or global, this area will provide diversity, flexibility and accessibility to its occupants. The proposed interchange at the west side, at the intersection of the QE II Highway and 41st Avenue, provides easy access to the Anthony Henday Road and the QE II Highway.

Locator Map



Property Description

Gorgeous 1.62 acre parcel located on the edge of Edmonton City limits. Paved roads lead to this tranquil fenced yard site with electric front gate and towering spruce trees. Great hold property for income and long term hold.

Interior is well maintained and upgraded. Freshly painted, updated kitchen cabinets, flooring and lighting. Large country style kitchen, dining area for those special occasions, and a spacious living room with gas fireplace. Basement is fully developed with family room with gas stove, games room, 4th bedroom, bathroom and storage area. 22' x 24' attached garage for your everyday vehicles, and a 30' x 36' heated triple detached garage for the toys. This acreage is NOT IN A SUBDIVISION, so fewer restrictions. Two driveways make it ideal for a home based business. This property is within the Beaumont school system, busing to the door. Incredible location, next to the city but with room to grow. This property offers so many opportunities.

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