



SUBJECT
PROPERTY

TELFORD LAKE INDUSTRIAL LANDS

65 Avenue & Range Road 247, Leduc, AB

FOR SALE

PROPERTY HIGHLIGHTS

- Located 3.5 km from Airport
- Vendor Financing is Available
- First Developable Land East Telford Lake Area Structure Plan
- 4 x 80 Acre (+/-) Parcels of Land
- Vendor Willing to sell Smaller Portions of Land as little as 20 Acres (Purchase will be Responsible for Subdivision and Servicing Costs)

TELFORD LAKE INDUSTRIAL LANDS FOR SALE

PROPERTY INFORMATION

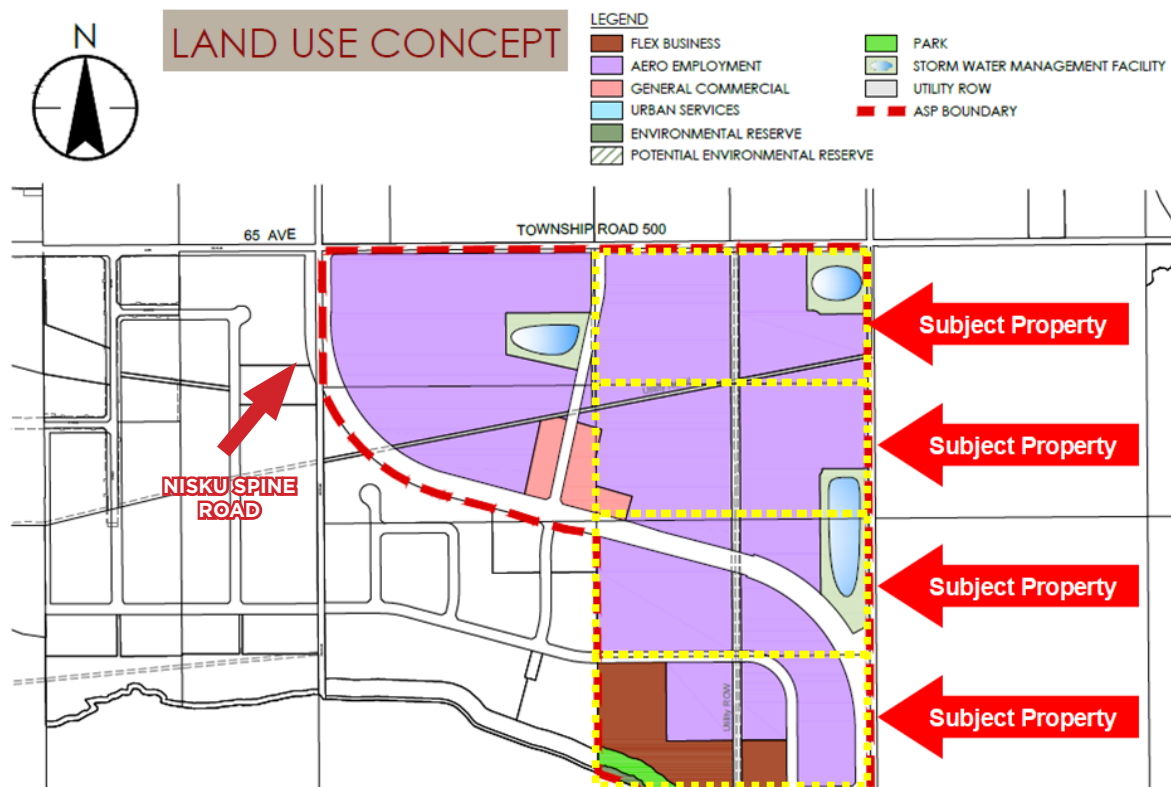
MUNICIPAL ADDRESS:	65 Avenue & Range Road 247, Leduc, AB
LEGAL DESCRIPTION:	4; 24; 49; 31; NE
SIZE:	320 Acres (+/-)
ZONING:	Future Industrial Land
POSSESSION:	Immediate/Negotiable
PURCHASE PRICE:	\$85,000/Acre

MORE INFORMATION

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The Spine Road, which will link Range Road 245 and 250, is a major transportation corridor linking the East Telford area to the Edmonton International Airport and other major economic centres in the region. Site access separation from an existing or future signalized intersection is to be maximized adjacent to the Spine Road.



LIZOTTE
AND ASSOCIATES REAL ESTATE INC

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