

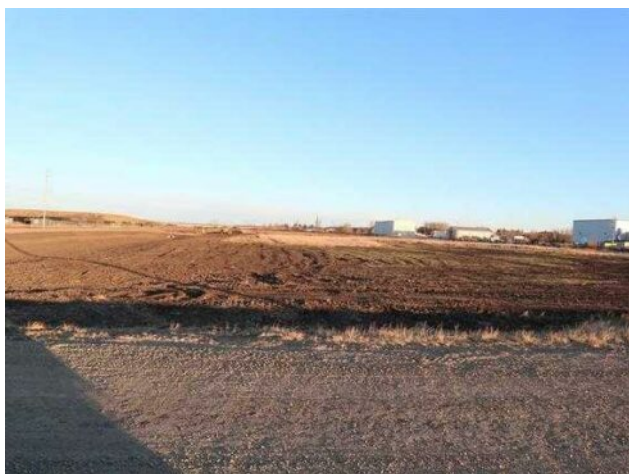


GRASSROOTS
REALTY GROUP

1-833-477-6687
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43 Street 52 Avenue
Calmar, Alberta

MLS # A2100685



\$9,900,000

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	0 sq.ft.
Zoning:	Commercial

Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	N/A

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

31.79+/- Acres of industrial land that can be sold together or in smaller individual pieces. Located on the east side of Calmar just off Highway 39. Close to Edmonton International Airport, QE II, Leduc, Nisku, and Devon. Could be turned into eight separate pieces with lots 2.5 acres or larger to accommodate the buyers needs. Lots will come with one approach, power, gas, and communications. Utilities to be installed in the spring. This area is in a high load corridor. 2023 Taxes to be verified.