



26542 TWP RD 504 Rural Leduc County AB

\$1,100,000

Prime investment opportunity with just over 75 Acres of partially treed land with run off creek valley, on paved road just 6 km to Devon commercial. Ideal location for future development. Currently generating over \$19,200/year from leases and farming contracts, it stands just one section away from the Devon and Leduc Country Inter-Municipal Development Plan draft area. With access to the planned new highway expansion, it offers strategic proximity to key hubs like Edmonton International Airport, Nisku, and Leduc. There is a reason Imperial Oil and Amazon purchased land along Hwy 19 corridor. Secure land where they invested and bring your business conveniently close to where you need to be, with plenty of land to expand. Don't miss the opportunity for immediate returns and long-term growth.

Listing Presented By:



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