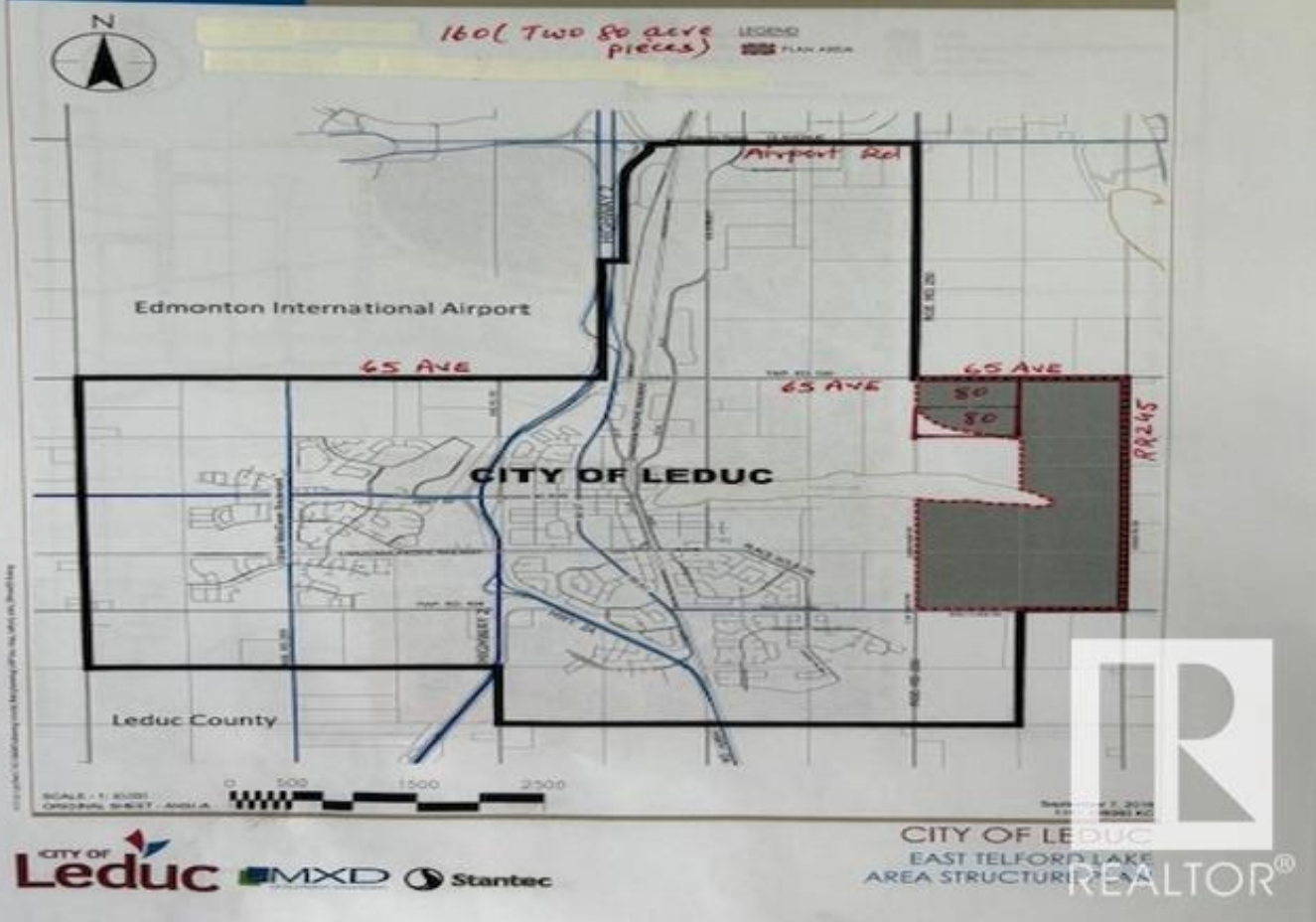


FIGURE 1.0

LOCATION MAP



## 65 Ave & RR 250 Leduc AB

\$10,720,000

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 QEII overpass being completed on 65 Ave in the city of Leduc. 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 land proposed in this ASP is AREO EMPLOYMENT. Aero Employment is the zoning that 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 this subject property are being developed at this time. Excellent pieces of developable lands.

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