



Legend

- 51124 Range Rd 243
- Major Arterial Road
- 41 Avenue Interchange

Points of Interest

- Banks
- Parks / Green Areas
- Schools
- Places of Employment
- Food & Retail



AMAZON FOUR BLOCKS AWAY

The new Amazon Fulfillment Centre is blocks away, and has created massive economic ripples South of Edmonton. This development is intensifying investment opportunities and boosting the economy.



41ST AVENUE INTERCHANGE

This important interchange offers access to the QEII and other major transportation corridors. This means that our 3 acre parcel of land is ideally situated for access to Edmonton, Leduc, and Beaumont.



BEAUTIFUL NEARBY COMMUNITIES

Summerside and the nearby East Vistas prove that this area is a prime residential location. Minutes to Beaumont and Leduc's numerous amenities, these quiet neighbourhoods offer a great sense of community in a serene setting.

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PERMITTED USES

This 3 acre parcel of land allows for a development of a wide array of businesses and retail operations. This allows you to develop the way that best suits you, and join the large number of burgeoning businesses South of Edmonton. Take advantage of any one of the exceptional opportunities listed below:



Business Office



Broadcast Film Studio



Cannabis Accessory/Production/
Retail/Storage Facility



Commercial Retail



Cultural Facility



Drive-in Food Services



Financial Services



Hotel



Institutional Use



Liquor Sales



Motel



Indoor Recreation



Restaurant



Utility Service



Professional/Technical/Scientific
Services

DISCRETIONARY USES

This 3 acre parcel of land is available for a multitude of discretionary uses to make your investment dreams come true. Contact CancomR today to find out how we can help you.



Amusement Entertainment Service



Automotive Sales and Service



Animal Care Service/Kennel



Casino/Gambling Establishment



Childcare Facility



Commercial Greenhouse



Commercial Storage



Drinking Establishment



Funeral Service



Gas Bar



Night Club



Park



Personal Health Care Services



Protective & Emergency Services



Recycling Depot

Other Discretionary Uses Include: Contractor Service (Indoor), Frame & Fabric Sturcture, Manufacturing (Light & Limited Indoor), Recreation (Outdoor), Religious Assembly, Schools (Commercial), Security Suite, Service Station (Major), Warehousing and Storage (Indoor & Limited), Warehouse Sales.

This 3 acre parcel of land, located in the Royal Cubera Area Structure Plan, offers a great investment opportunity for a commercial or industrial business.

With access to the QEII and other major transportation corridors, and powerful economic ripples created by Amazon and other international investors, the land at 51124 Range Rd 243 is perfectly placed for great returns. The surrounding area is already seeing great traffic, and has been well developed, with high end communities minutes away. This parcel of land is set up for success, and will be in a high demand area as the surrounding land in Leduc County continues to be rapidly developed.



10 km to International Airport



50,000 Population (10 km)



Easy access to Highway 2



Located in Royal Cubera



Close to Renowned Communities



Amazon Ripple Effects in Area

Municipal Address: 51124 Range Rd 243

Zoning: IB

Target Tenants: Light industrial, including business offices, warehousing, commercial retail, manufacturing, light industrial, restaurants, health care, hotel, motel, financial services, professional services

Occupancy: Available Immediately

Lot Size: 3 Acres

Surrounding Population: 50,000

Edmonton Future: Growth between 1.0% and 2.1% expected over next two decades (www.edmonton.ca, 2018)



15 MINUTES TO EDMONTON INTERNATIONAL AIRPORT



MULTIPLE BUSINESS OPPORTUNITIES IN THE AREA

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