

AVAILABLE:

278.19 acres total; lots ranging from 1.37 - 35.99 acres.

Zoned Urban Commercial 3 (UC3ES), Business Industrial (IBES) and Light Industrial (ILES).

HIGHLIGHTS:

- Strategically located at the intersection of QEII and Highway 19, allowing for convenient access to all major transportation routes including North and Southbound QEII, 41st Avenue Interchange, Anthony Henday Drive, and Highway 19 / 625 which connects to both Highway 60 and Highway 21.
- High profile Business Park aimed towards a cleaner use with flexible zoning, which can accommodate a variety of businesses including industrial, retail and commercial.
- Close proximity to the Edmonton International Airport and the Nisku / Leduc Business Park.
- Direct visibility and exposure opportunities along the QEII Highway.
- Highway 19 features six lanes with two all-turn signal-controlled intersections leading directly into Discovery Business Park.
- Attractive lot sizes starting at 1.37 - 35.99 acres.

SERVICES:

- Remington Development Corporation will be constructing heavy duty paved roadways with street lights throughout the Business Park.
- All sites to be stripped and rough graded, and have full services to the property line.
- Urban Commercial 3 (UC3ES) zoned lands to be completed with curb and gutter.
- Light Industrial (ILES) zoned lands to be completed with drainage ditches
- Access to high speed data available within the business park.

AVAILABILITY:

- Immediate.

FEBRUARY 2022

LOT	ACRES	PRICE PER ACRE	PRICE PER LOT
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URBAN COMMERCIAL (UC3ES) ZONING

BLOCK 1	LOT 6	35.99	\$ 950,000.00	\$ 34,190,500.00
	LOT 7	23.66	\$ 950,000.00	\$ 22,477,000.00

BLOCK 2	LOT 1	6.13	\$ 750,000.00	\$ 4,597,500.00
	LOT 2	6.62	\$ 750,000.00	\$ 4,965,000.00
	LOT 3	6.69	\$ 750,000.00	\$ 5,017,500.00
	LOT 4	6.69	\$ 750,000.00	\$ 5,017,500.00
	LOT 5	6.58	\$ 750,000.00	\$ 4,935,000.00
	LOT 6	6.64	\$ 750,000.00	\$ 4,980,000.00
	LOT 7	5.93	\$ 750,000.00	\$ 4,447,500.00

INDUSTRIAL BUSINESS (IBES) ZONING

BLOCK 1	LOT 4	12.97	\$ 700,000.00	\$ 9,079,000.00
	LOT 5	2.97	MARKET PRICE	

BLOCK 10	LOT 1	3.15	MARKET PRICE	
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	LOT	ACRES	PRICE PER ACRE	PRICE PER LOT
LIGHT INDUSTRIAL DISTRICT (ILES) ZONING				
BLOCK 3	LOT 2	1.41	\$ 700,000.00	\$ 987,000.00
	LOT 3	1.39	\$ 700,000.00	\$ 973,000.00
	LOT 4	1.39	\$ 700,000.00	\$ 973,000.00
	LOT 5	1.39	\$ 700,000.00	\$ 973,000.00
	LOT 6	1.40	\$ 700,000.00	\$ 980,000.00
	LOT 7	1.40	\$ 700,000.00	\$ 980,000.00
	LOT 8	1.37	\$ 700,000.00	\$ 959,000.00
BLOCK 4	LOT 1	3.55	SOLD	
BLOCK 5	LOT 2	6.35	\$ 650,000.00	\$ 4,127,500.00
	LOT 3	1.52	\$ 675,000.00	\$ 1,026,000.00
	LOT 4	1.51	\$ 625,000.00	\$ 943,750.00
	LOT 5	4.98	\$ 600,000.00	\$ 2,988,000.00
	LOT 6	2.77	SOLD	
	LOT 7	3.46	SOLD	
	LOT 8	7.59	\$ 575,000.00	\$ 4,364,250.00
	LOT 10	4.23	\$ 600,000.00	\$ 2,538,050.00
	LOT 11	4.13	\$ 600,000.00	\$ 2,478,000.00

LOT	ACRES	PRICE PER ACRE	PRICE PER LOT
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LIGHT INDUSTRIAL DISTRICT (ILES) ZONING

BLOCK 6

LOT 1	4.51	SOLD	
LOT 5	4.67	SOLD	
LOT 6	3.52	SOLD	
LOT 8	8.08	\$ 550,000.00	\$ 4,444,000.00
LOT 9	7.49	\$ 550,000.00	\$ 4,119,500.00
LOT 10	3.07	SOLD	
LOT 11	1.74	PENDING	
LOT 12	1.75	\$ 625,000.00	\$ 1,093,750.00
LOT 13	3.27	SOLD	
LOT 14	3.27	SOLD	
LOT 15	3.27	SOLD	
LOT 16	3.27	SOLD	
LOT 17	1.74	SOLD	
LOT 18	1.73	SOLD	
LOT 19	3.06	SOLD	
LOT 20	7.49	\$ 550,000.00	\$ 4,119,500.00
LOT 21	8.54	\$ 550,000.00	\$ 4,697,000.00
LOT 22	7.64	SOLD	

LOT	ACRES	PRICE PER ACRE	PRICE PER LOT
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LIGHT INDUSTRIAL DISTRICT (ILES) ZONING

BLOCK 7

LOT 1	3.13		SOLD
LOT 2	1.77		SOLD
LOT 3	1.78		SOLD
LOT 4	3.72		SOLD
LOT 5	4.44		SOLD
LOT 6	3.50		SOLD
LOT 10	7.55		SOLD

