

DEVELOPMENT OPPORTUNITY FOR SALE

3.01 ACRE MULTI RESIDENTIAL

300 AWENTIA DRIVE LEDUC, ALBERTA



Highlights ...

- ✓ Excellent location on Hwy 39 next to existing residential development and shopping centre
- ✓ All site work complete, 15 townhouse units constructed with 3 units sold and occupied
- ✓ 26 units available, Mix of duplex , triplex and 4 plex's townhouses
- ✓ Leduc is only 15 minutes South of Edmonton with a population of 31,000 and has experienced leading population growth of 43% from 1997 thru 2017

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Industrial, Retail, Investment Sales & Leasing

FOR SALE

ADDRESS:	300 Awentia Drive Leduc, Alberta T1Y 5N4
LEGAL DESCRIPTION:	Plan 0725987 Block 6 Lot 2 EXCEPTING THEREOUT ALL MINES AND MINERALS
DESCRIPTION:	3.01 acre bare land condominium development, rectangular, level site with all deep services, lighting, paving and fire protection complete, townhouse style units, consisting of 5 - Fourplex's, 5 - Triplex's and 3 - Duplex's for a total of 41 units.
IMPROVEMENTS:	3 Fourplex's and 1 Triplex complete with 3 units sold and occupied. 26 units available. All site work complete.
SITE AREA:	3.01 acres 131,115.60 sq ft. / 1.22 Hectares more or less
ZONING	R-3 Residential—Medium Density Apartment
FRONTAGE:	Approximately 78.5 m / 257 ft frontage on Hwy 39 at south boundary Approximately 82.3 m / 270 ft along Awentia Drive at south boundary
DEPTH:	Approximately 163.8 m / 537.4 ft at West Boundary Approximately 140 m / 459.3 ft at East Boundary
ACCESS:	Access from North end of Site of site off Awentia Drive
PROPERTY TAXES:	(2018) \$ 23,068.32
ASKING PRICE:	Constructed townhouses \$330,000, fully serviced lots \$90,000 per door
COMMENTS:	Excellent opportunity, 15 units completed, 3 sold and 26 fully serviced sites available for development within this Prime multi residential development site. Leduc is a leading population growth community. Site fronts onto major traffic corridor Hwy # 39 and is situated across from active shopping center and existing residential community. Interim and Construction financing available.

NOTE! information contained herein is compiled from sources deemed to be reliable, but is not warranted to be so. This information is subject to verification by the Purchaser and does not form part of any future agreement. This property may be withdrawn from the market at anytime without further notice.

F O R S A L E



F O R S A L E



FOR SALE



1 SITE PLAN - PHASE 1 & 2
A3 SCALE = 1:250

NOTE: ANY DISCREPANCY BETWEEN THIS SITE PLAN AND THE SURVEYORS, THE SURVEYORS SHALL RULE. ANY DISCREPANCIES MUST BE REPORTED TO PJP DESIGN IMMEDIATELY.

<p>RESIDENTIAL & COMMERCIAL DESIGN & DRAFTING 403.454.7938 pjpdesign@shaw.ca / www.pjpdesign.ca</p>	CONSULTANT:	PROJECT NAME:	PROJECT ADDRESS:	SHEET:	DRAWN BY:	FILE:	SHEET:
		AVENTIA PHASE 1 AMENDMENT	300 AVENTIA DRIVE LEDUG, ALBERTA PLAN 1622765, UNIT 9	SITE PLAN PHASE 1 & 2	IAN	2017-108	A3
					SCALE:	DATE:	
					AS SHOWN	12/13/2017	