

**AVAILABLE:** 278.19 acres total; lots ranging from 1.37 to 35.99 acres.

Zoned Urban Commercial 3 (UC3), Business Park (IB) and Light Industrial (LI).

- 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, 41<sup>st</sup> 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 will be expanded to 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 streetlights throughout the business park.
  - All sites to be stripped and rough graded, and have full services to the property line.
  - Urban Commercial (UC3) zoned lands to be completed with curb and gutter.
  - Light Industrial (LI) zoned lands to be completed with drainage ditches.
  - Access to high speed data available within the business park.

**AVAILABILITY:** Q4 2018 — Q1 2019 (to be confirmed)

# LOT PRICING - (URBAN COMMERCIAL AND BUSINESS INDUSTRIAL)

LOT	ACRES	PRICE PER ACRE	PRICE PER LOT
-----	-------	----------------	---------------

## URBAN COMMERCIAL (UC3) ZONING

<b>BLOCK 1</b>	<b>LOT 2</b>	<b>35.99</b>	<b>\$950,000.00</b>	<b>\$34,190,500.00</b>
	<b>LOT 3</b>	<b>23.66</b>	<b>\$950,000.00</b>	<b>\$22,477,000.00</b>

<b>BLOCK 2</b>	<b>LOT 1</b>	<b>6.13</b>	<b>\$750,000.00</b>	<b>\$4,597,500.00</b>
	<b>LOT 2</b>	<b>6.62</b>	<b>\$750,000.00</b>	<b>\$4,965,000.00</b>
	<b>LOT 3</b>	<b>6.69</b>	<b>\$750,000.00</b>	<b>\$5,017,500.00</b>
	<b>LOT 4</b>	<b>6.69</b>	<b>\$750,000.00</b>	<b>\$5,017,500.00</b>
	<b>LOT 5</b>	<b>6.22</b>	<b>\$750,000.00</b>	<b>\$4,665,000.00</b>
	<b>LOT 6</b>	<b>6.64</b>	<b>\$750,000.00</b>	<b>\$4,980,000.00</b>
	<b>LOT 7</b>	<b>5.93</b>	<b>\$750,000.00</b>	<b>\$4,447,500.00</b>

## BUSINESS INDUSTRIAL (IB) ZONING

<b>BLOCK 1</b>	<b>LOT 1</b>	<b>3.16</b>	<b>-</b>	<b>-</b>
	<b>LOT 4</b>	<b>15.94</b>	<b>-</b>	<b>-</b>

# LOT PRICING - (LIGHT INDUSTRIAL)

LOT	ACRES	PRICE PER ACRE	PRICE PER LOT
-----	-------	----------------	---------------

## LIGHT INDUSTRIAL DISTRICT (LI) ZONING

<b>BLOCK 3</b>	<b>LOT 2</b>	1.41	\$700,000.00	\$987,000.00
	<b>LOT 3</b>	1.39	\$700,000.00	\$973,000.00
	<b>LOT 4</b>	1.39	\$700,000.00	\$973,000.00
	<b>LOT 5</b>	1.39	\$700,000.00	\$973,000.00
	<b>LOT 6</b>	1.40	\$700,000.00	\$980,000.00
	<b>LOT 7</b>	1.40	\$700,000.00	\$980,000.00
	<b>LOT 8</b>	1.37	\$700,000.00	\$959,000.00

<b>BLOCK 4</b>	<b>LOT 1</b>	3.55	\$700,000.00	\$2,485,000.00
----------------	--------------	------	--------------	----------------

<b>BLOCK 5</b>	<b>LOT 2</b>	6.35	\$650,000.00	\$4,127,500.00
	<b>LOT 3</b>	1.52	\$675,000.00	\$1,026,000.00
	<b>LOT 4</b>	1.51	\$625,000.00	\$943,750.00
	<b>LOT 5</b>	4.98	\$600,000.00	\$2,988,000.00
	<b>LOT 6</b>	2.77	\$600,000.00	\$1,662,000.00
	<b>LOT 7</b>	3.46	\$600,000.00	\$2,076,000.00
	<b>LOT 8</b>	7.55	\$575,000.00	\$4,341,250.00
	<b>LOT 10</b>	4.23	\$600,000.00	\$2,538,000.00
	<b>LOT 11</b>	4.13	\$600,000.00	\$2,478,000.00

# LOT PRICING - (LIGHT INDUSTRIAL)

LOT	ACRES	PRICE PER ACRE	PRICE PER LOT
-----	-------	----------------	---------------

## LIGHT INDUSTRIAL DISTRICT (LI) ZONING

<b>BLOCK 6</b>	LOT 1	4.51	\$550,000.00	\$2,480,500.00
	LOT 2	<b>CONDITIONALLY SOLD</b>		
	LOT 3			
	LOT 4			
	LOT 5	4.67	\$600,000.00	\$2,802,000.00
	LOT 6	3.52	\$600,000.00	\$2,112,000.00
	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	\$600,000.00	\$1,842,000.00
	LOT 11	1.74	\$625,000.00	\$1,087,500.00
	LOT 12	1.75	\$625,000.00	\$1,093,750.00
	LOT 13	3.27	\$575,000.00	\$1,880,250.00
	LOT 14	3.27	\$575,000.00	\$1,880,250.00
	LOT 15	3.27	\$575,000.00	\$1,880,250.00
	LOT 16	3.27	\$575,000.00	\$1,880,250.00
	LOT 17	1.74	\$625,000.00	\$1,087,500.00
	LOT 18	1.73	\$625,000.00	\$1,081,250.00
	LOT 19	3.06	\$600,000.00	\$1,836,000.00
	LOT 20	7.49	\$550,000.00	\$4,119,500.00
	LOT 21	8.54	\$550,000.00	\$4,697,000.00

# LOT PRICING - (LIGHT INDUSTRIAL)

LOT	ACRES	PRICE PER ACRE	PRICE PER LOT
-----	-------	----------------	---------------

## LIGHT INDUSTRIAL DISTRICT (LI) ZONING

<b>BLOCK 7</b>	<b>LOT 1</b>	<b>3.34</b>	<b>\$600,000.00</b>	<b>\$2,004,000.00</b>
	<b>LOT 2</b>	<b>CONDITIONALLY SOLD</b>		
	<b>LOT 3</b>	<b>1.67</b>	<b>\$625,000.00</b>	<b>\$1,043,750.00</b>
	<b>LOT 4</b>	<b>4.44</b>	<b>\$575,000.00</b>	<b>\$2,553,000.00</b>
	<b>LOT 5</b>	<b>4.44</b>	<b>\$575,000.00</b>	<b>\$2,553,000.00</b>
	<b>LOT 6</b>	<b>4.44</b>	<b>\$575,000.00</b>	<b>\$2,553,000.00</b>
	<b>LOT 7</b>	<b>1.65</b>	<b>\$625,000.00</b>	<b>\$1,031,250.00</b>
	<b>LOT 8</b>	<b>1.64</b>	<b>\$625,000.00</b>	<b>\$1,025,000.00</b>
	<b>LOT 9</b>	<b>3.32</b>	<b>\$600,000.00</b>	<b>\$1,992,000.00</b>