

FOR SALE

26453 TWP RD 481,
Leduc County, Alberta

WIZARD LAKE AIRPORT

REMAX Commercial Excel presents a unique investment opportunity in Leduc County, featuring a private airport with seven hangars and an 83 SF building, zoned AG for flexible industrial and storage uses.

This property is an airport with hangars, offering storage and industrial uses. With two runways and ample space tailored for specialized purposes, this airport presents versatile opportunities for special projects.

Its strategic location and proximity to key transportation routes make it ideal for fulfilling specific industry needs. Don't miss out on the chance to invest in an airport designed to accommodate a range of specialized purposes.

Situated in Leduc County, this prime location offers a blend of rural charm and urban convenience. Prospective investors will appreciate the area's strong economic base, booming industrial growth, and close proximity to major transportation routes. Nearby attractions such as the Leduc Recreation Centre and the Leduc Golf Club provide leisure and recreational opportunities for professionals to relax and recharge.

Its location in Alberta's economic corridor makes it a strong choice for an office or office building investment, with long-term value and growth potential.

PROPERTY DETAILS

Address	26453 TWP RD 481 (30 minutes from Edmonton)
Lot Size	83 Acres
Zoning	AG
Hangars	7
Runaways	2530 FT L X 80 FT W Turf surface 1396 FT L X 80 FT W. Turf surface
Property Taxes	\$7067.00/year
Sale Price	\$1,500,000

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Hangars 1

Hangar 1:	Size 2640 SF (60x44)
Suite:	2 bedroom, Kitchen, Bathroom, Living Room
Ceiling Height:	16'
Power:	200 AMP
Heating:	Propane
Drainage:	Septic Tank
Water:	Cistern
Doors:	12' x 14' Overhead 10' x 10' Overhead 12' x 42 Vertical Bifold
Lighting:	LED
Concrete:	6" Slab

Hangars 4-6

Size	2304 SF (48x48)
Ceiling Height:	Height: 12'
Concrete	Aprons
Power:	100 AMP
Heating:	In Slab Heat Ready
Drainage:	Sump with Drain
Water:	Cistern
Doors:	12' x 40 Diamond Electric Bifold
Lighting:	LED

Hangars 2 & 3

Hangar 1:	2112 SF (48x44)
Ceiling Height:	12'
Power:	100 AMP
Heating:	Propane (in-slab heat ready)
Drainage:	Sump (no drain)
Doors:	2-12' x 12' Overhead (roadside) 12' x 42 Vertical Bifold
Lighting:	LED

Hangars 7

Size :	2304 SF (48x48)
Amenities:	Bathroom with Shower, Urinal, Toilet, and Sink.
Concrete:	Apron
Ceiling Height:	12'
Power:	100 AMP
Heating:	Propane (in slab ready) Insulated and Heated with Boiler.
Drainage:	Septic Tank
Water:	Cistern
Doors:	12' x 40 Diamond Electric Bifold 10 x 10 Overhead Door
Lighting:	LED



MORE INFORMATION

REMAX
COMMERCIAL
Excel





CONTACT

DEAN DRYSDALE

Vice President

(780) 953-4585

deandrysdale@gmail.com

