

# ALBERTA VENTURE GARDENS

## Where Business Grows

Alberta Venture Gardens offers premium serviced lots featuring sanitary sewer and water, underground power, concrete curb, gutter and sidewalk, and a complete storm sewer system.

Bordering the north shore of Telford Lake Recreational Area, our fully serviced lots are less than 3 minutes from Leduc's downtown, 10 minutes from Nisku or Edmonton International Airport.

Alberta Venture Gardens brings the best of location and accessibility.



### BUY

The business park features 17 fully-serviced lots and 27.75 acres for Phase 2 development. The land is ideal for Commercial Business Oriented (CBO) & Light Industrial (IL) Zoning and only blocks from Alberta Agriculture & Food Processing Development Centre



### LEASE

Not interested in being an owner? We'll help you design and build a plant that perfectly fits your needs. We also have options available if you wish to purchase the land and building later.



### PARTNER

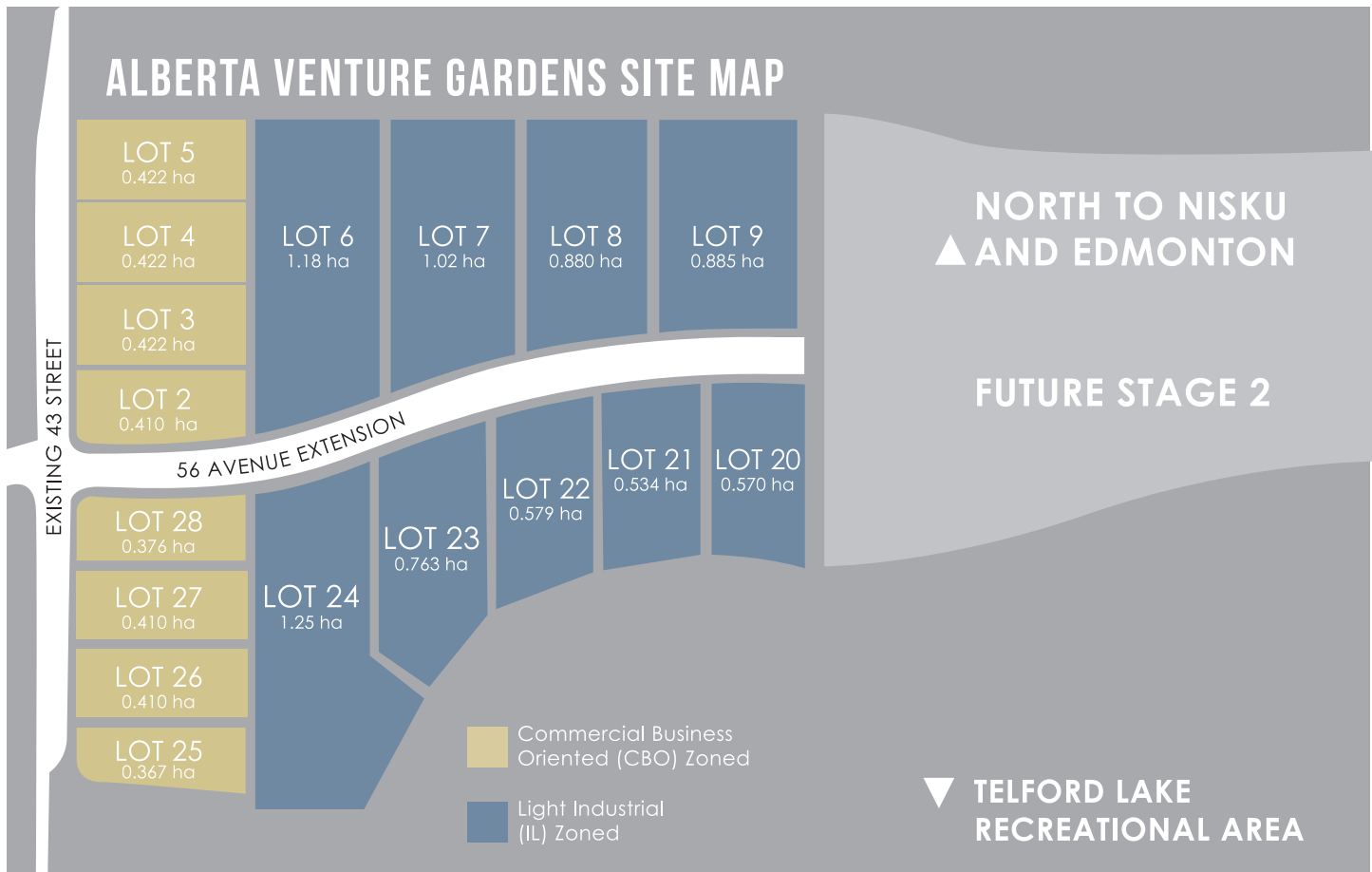
If your business needs a little more support, a partnership may be what you need. We offer equity financing and if you are an early stage we can offer support services like legal or accounting, IT support, web development and HR management/support.

#### CONTACT US

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ALBERTA  
**VENTURE**  
GARDENS

# ALBERTA VENTURE GARDENS SITE MAP



## AREA AMENITIES



3 min to Downtown Leduc



10 min to the International Airport



Next to Telford Recreation Lake Area



15 min to South Edmonton Common



10 min from Nisku



Close to restaurants

## PROPERTY DETAILS

### SITE AREA

- 15.47 Acres

### ZONING

- Commercial Business Oriented [CBO]
- Light Industrial [IL]

### SERVICES

- Includes sanitary sewer and water
- Underground power
- Concrete curb, gutter and sidewalk
- Complete storm sewer system

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