

Build the same industrial facility for dramatically less. Wetaskiwin's South East Industrial Park delivers serviced M1 light industrial land at about 74% below the Leduc/Nisku corridor average, with zero offsite levies and a three-year municipal tax rebate that reduces your carrying costs further.

### South East Industrial Park

Wetaskiwin, AB | Light Industrial

Land price (per acre) **\$135,000**

Total Land (8.12 acres) **\$1,096,200**

Offsite Levies **\$0**

Servicing Timeline **Stubbed to lot line**

Yr 1 municipal tax (est.) **\$4,996**

3-yr Total Tax Cost (est.) **\$23,620**

M&E taxation **\$0**

**\$1,119,820**

Est. 3 yr all-in cost

Land + offsite levies + 3 yrs  
municipal tax. Estimates only.

### Leduc/Nisku Corridor

Leduc County - Industrial

Land price (per acre) **\$528,000 (avg.)**

Total Land (8.12 acres) **\$4,287,000**

Offsite Levies **\$40,000 - \$80,000**

Servicing Timeline **6 - 18 months**

Yr 1 municipal tax (est.) **\$44,000**

3-yr Total Tax Cost (est.) **\$132,000**

M&E taxation **\$0 (Alberta)**

**\$4,459,000+**

Est. 3 yr all-in cost

Land + offsite levies + 3 yrs  
municipal tax. Estimates only.



**25 km**

to QEII / Canamex Corridor via  
Hwy 13



**35 min**

to Edmonton International  
Airport



**50,000+**

trade area population, \$115K  
avg. HH income



**\$0**

offsite levies — none charged  
at SEIP



**\$0**

machinery & equipment  
taxation in Alberta



**Serviced**

water, sewer & storm stubbed  
to the lot line

### ESTABLISHED INDUSTRIAL NEIGHBOURS AT SOUTH EAST INDUSTRIAL PARK

Masco Crane & Hoist \* Wetaskiwin Co-op \* Magnum Mechanical \* Annugas Compression

Vern May — Manager of Economic Development

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3 lots available

2.30 - 2.31 - 3.51 acres

Combined up to 8.12 acres