



## Aurum Industrial Land Available Immediately

### Property Highlights



Up to 45.62 Acres available



Industrial zoned land: IH - Heavy Industrial



Excellent location within North East Edmonton



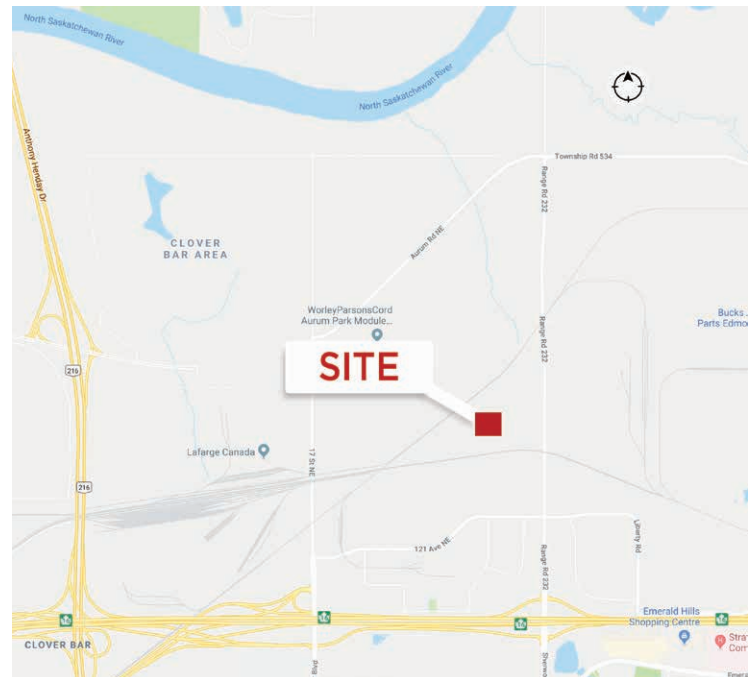
Neighbours include Mammoet, Gibson Energy, PCL & KBR



Direct access to high load corridor



Fully graded & fenced with perimeter lighting



#### Chris Sieben

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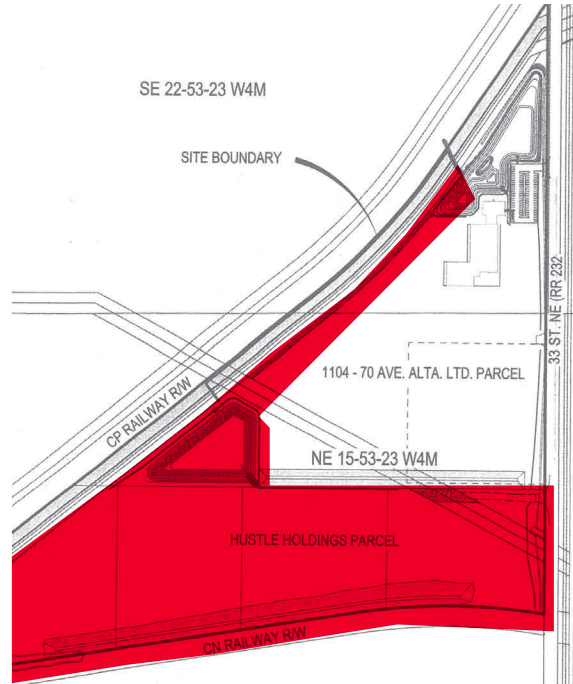
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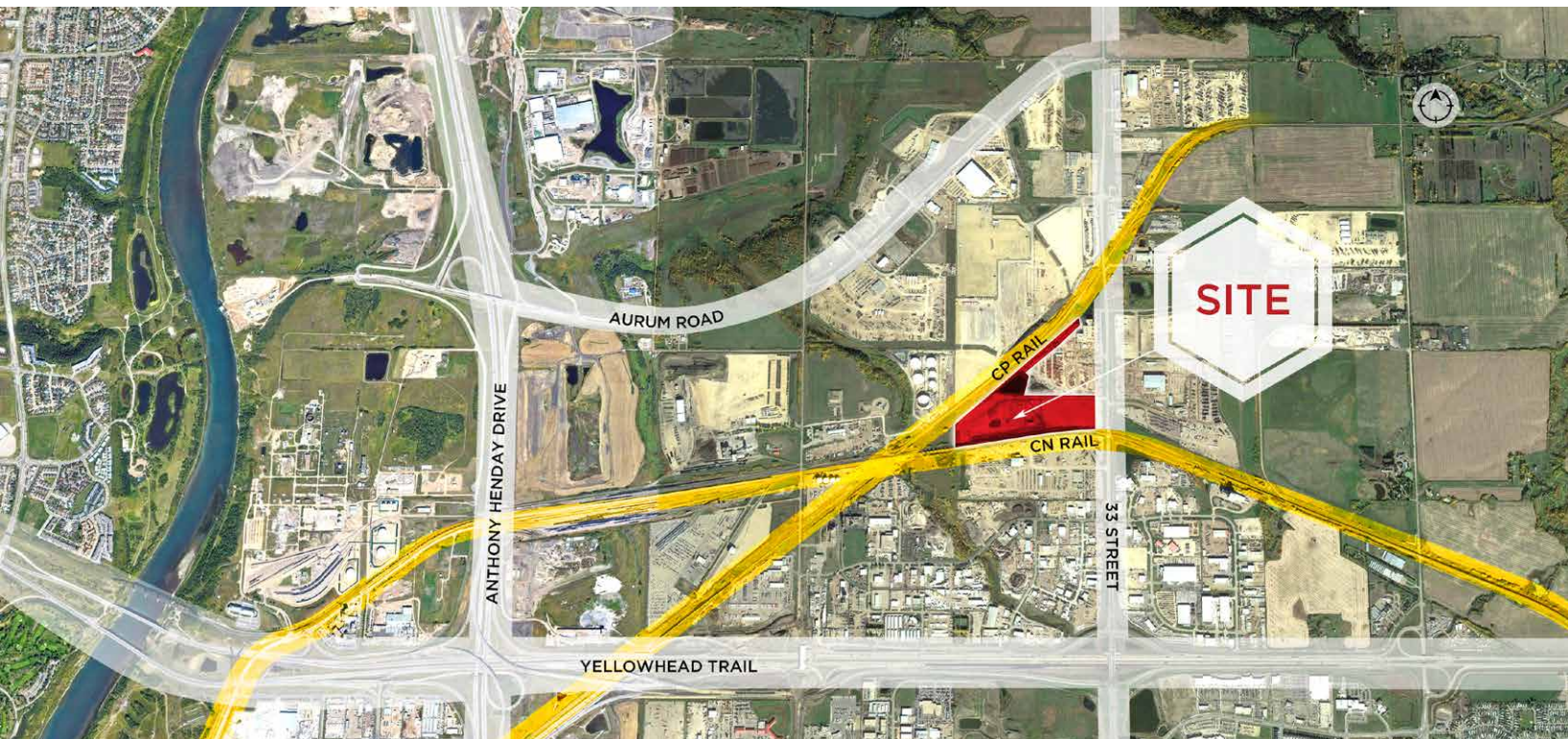
## Property Details

Municipal:	12504 33 Street NE, Edmonton, AB
Legal Address:	Plan 8920191, Block 2
Zoning:	IH - Heavy Industrial
District:	Clover Bar Industrial District
Total Available Space:	5 - 45.62 Acres
Lease Rate:	\$3,000/month/Acre/Net
Sale Price:	\$31,000,000 entire site
Taxes:	\$246,280.86 (2025)

## Site Plan



## Aerial



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