



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR SALE

**4802
118 AVENUE**

Edmonton, AB



± 20,160 SF (± 0.46 ACRES)

PROPERTY HIGHLIGHTS

- Vacant serviced site
- Corner lot with excellent exposure to 118 Avenue
- Daily traffic counts in excess of 17,600 vehicles per day
- Zoned MU - mixed-use zone
- Located within the Beverly improvement area (mybeverly.ca)
- Sale price - \$950,000 (\$47 per SF)



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PROPERTY DETAILS

Municipal Address: 4802 118 Avenue NW,
Edmonton, AB

Legal Description: Plan 8119AH, Block 7, Lots 5-10

Zoning: MU - Mixed Use Zone

Neighbourhood: Beacon Heights

Property Taxes: \$15,055.85
Local improvement charges
\$66.41

Property Tax
Assessment: \$612,000

Lot Area: ± 20,160 SF (± 0.46 Acres)

AERIAL

