

FULLY GRAVELED INDUSTRIAL LAND

EASY ACCESS TO THE HIGH LOAD CORRIDOR

PRICE REDUCTION!

FOR SALE/LEASE

AURUM INDUSTRIAL

2.82 - 6.11 Acres of Graveled
Industrial Land on Two
Separately Titled Lots

13104 & 13140 24th Street NE Edmonton, AB

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

Chris Van Den Biggelaar
Associate Partner
780 701 3287
chris.biggelaar@cwedm.com

Doug Greschuk
Partner
780 722 4344
doug.greschuk@cwedm.com

PROPERTY HIGHLIGHTS

- Two separately titled lots (2.82 Acres and 3.29 Acres)
- Formerly used as a modular fabrication yard with multiple modulares weighing up to 250,000 lbs.
- Fully fixtured site including LED lighting, fenced and gated.
- Quick access to the high load corridor, Yellowhead (Highway 16) and the Anthony Henday (Highway 216)
- Office trailers and buildings can be made available
- Join Trimac, Tremcar, Worley Parsons Cord, Epcor Utilities, Aecon Industrial, Kiewit Energy and Mammoet



ANTHONY HENDAY

PROPERTY DETAILS

MUNICIPAL ADDRESS

13104-24th Street NE (3.29 Acres)
13140-24th Street NE (2.82 Acres)

LEGAL DESCRIPTION

Plan 1420409/Block 6/ Lot 5
Plan 1423541/Block 6/ Lot 6

ZONING

IM (Medium Industrial)

NEIGHBOURHOOD

Clover Bar Area

YEAR BUILT

2014

POWER

225 Amp/600 Volt/3 phase/TBC

LIGHTING

LED (yard lighting)

SERVICES

Electrical, water and sewer
(Gas service in road)

GAVEL SPEC

±24 Inches depth and
geotech fabric

SALE PRICE

\$4,582,500
(\$750,000/Acre)

LEASE RATE

Market

TAXES

13104-24th Street NE
(\$56,987.61)
13140-24th Street NE
(\$51,360.43)





Chris Van Den Biggelaar
Associate Partner
780 701 3287
chris.biggelaar@cwedm.com

Doug Greschuk
Partner
780 722 4344
doug.greschuk@cwedm.com