

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  
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# 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



17 STREET NE



# 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)





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