

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

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### **PROPERTY HIGHLIGHTS**

- Two separately titled lots (2.82 Acres and 3.29 Acres)
- Currently being used as a modular fabrication yard with multiple modulars 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, Kiewet Energy and Mammoet

> 13104 24TH STREET NE EDMONTON, AB

13140 24TH STREET NE EDMONTON, AB

AJRIM ROAD NE



THE PLEASE AN

# 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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