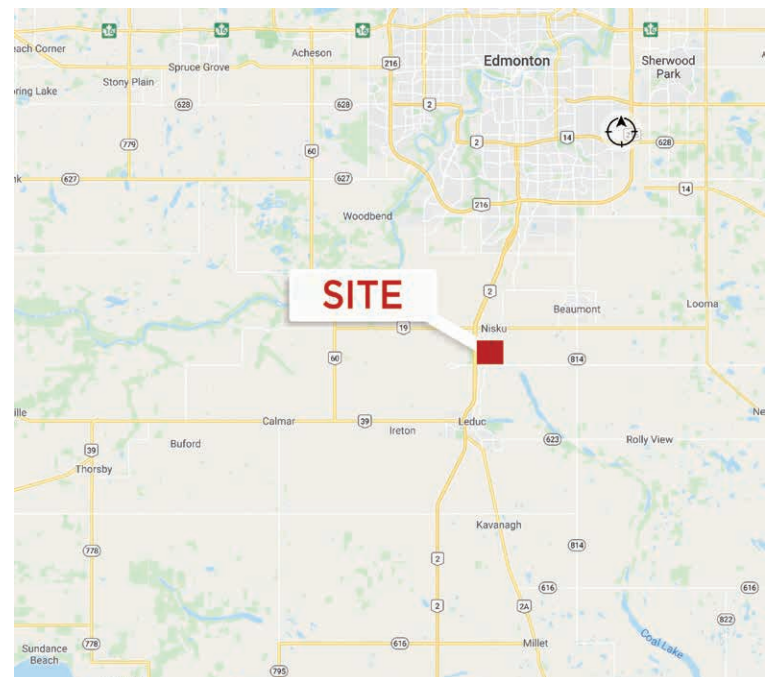




## Available Lots Ranging from 1.23 Acres - 5.46 Acres

### Property Highlights

- Sale Price: \$900,000.00 per Acre
- High exposure location to QEII Highway, Airport Road, and Sparrow Drive
- Commercial Service (CS) Zoning
- Primary uses include: automotive & equipment repair, sales and services, warehousing and storage, commercial retail and service, business office, convention facility, and personal and health care service.
- Discretionary uses include: auctioneering service, automotive/equipment body repair, commercial storage, recreational vehicle storage, indoor recreation, contractor service, and manufactured home, sales and service.



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#### CUSHMAN & WAKEFIELD Edmonton

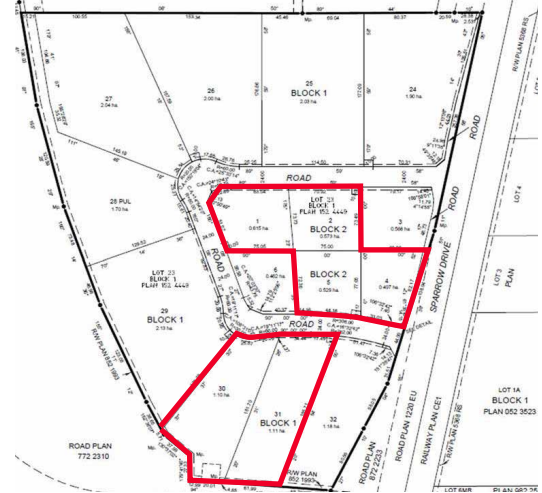
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)



## Available Sizes

Lot	Size (Acres)	Price	Status
Block 1, Lot 30	2.72 Acres	\$2,448,000	Available
Block 1, Lot 31	2.74 Acres	\$2,466,000	Available
Block 2, Lot 1	1.52 Acres	\$1,368,000	Available
Block 2, Lot 2	1.42 Acres	\$1,278,000	Available
Block 2, Lot 4	1.23 Acres	\$1,107,000	Available
Block 2, Lot 5	1.31 Acres	\$1,179,000	Available

## Site Plan



## Aerial



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