



## ±2.75 to 8.24 Acres of IB Zoned Land for Sale

### Property Details

One of the last development sites along 91 Street, with excellent exposure to 34,900 vehicles per day.

**Neighbourhood:** Strathcona Industrial Park

**Zoning:** IB - Industrial Business Zone

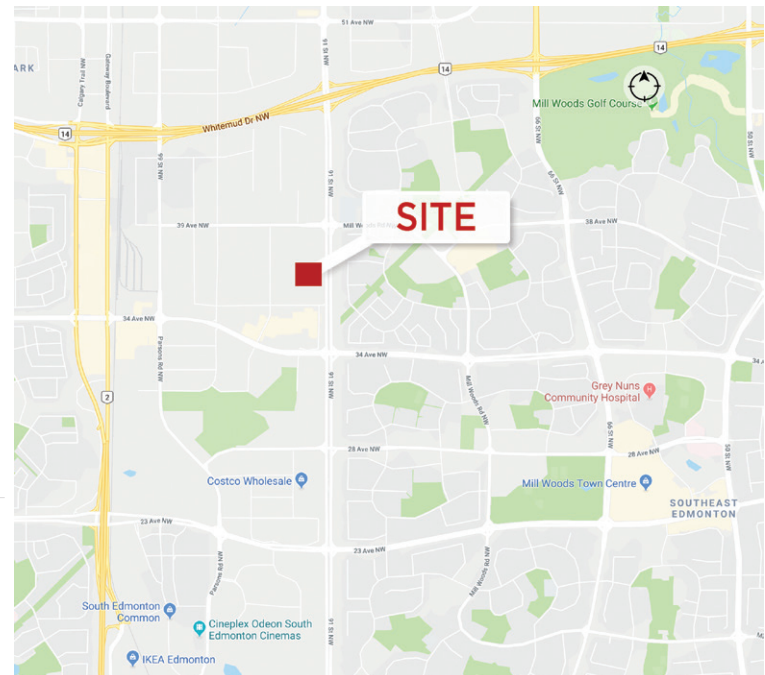
**Legal Description:** Plan 7921939, Block 12, Lots 4-5

**Site Size:** Lot 4 - 4.12 acres  
Lot 5 - 4.12 acres  
Total - 8.24 acres  
*Potential to subdivide to (3) ±2.75 Acres lots*

**Available:** Immediately

**Taxes (2020):** \$19,453.83 per Acre

**Price:** \$950,000.00 per Acre



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**Aerial**



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