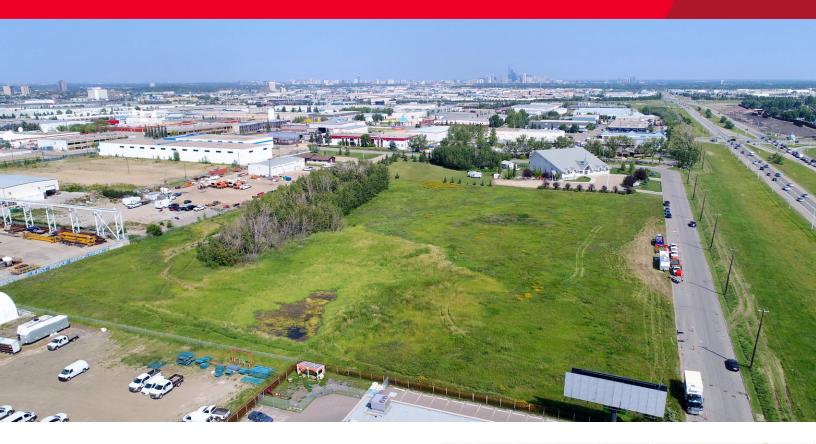


FOR SALE Atlanta Lands 91 Street 3540 & 3610 91 Street, Edmonton, AB

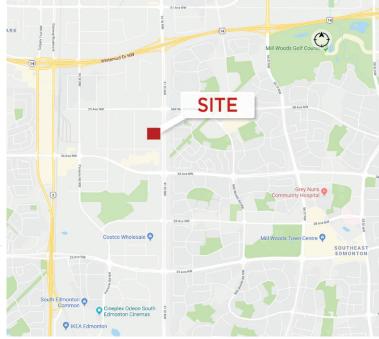


$\pm \textbf{2.75}$ to 8.24 Acres of IB Zoned Land for Sale

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



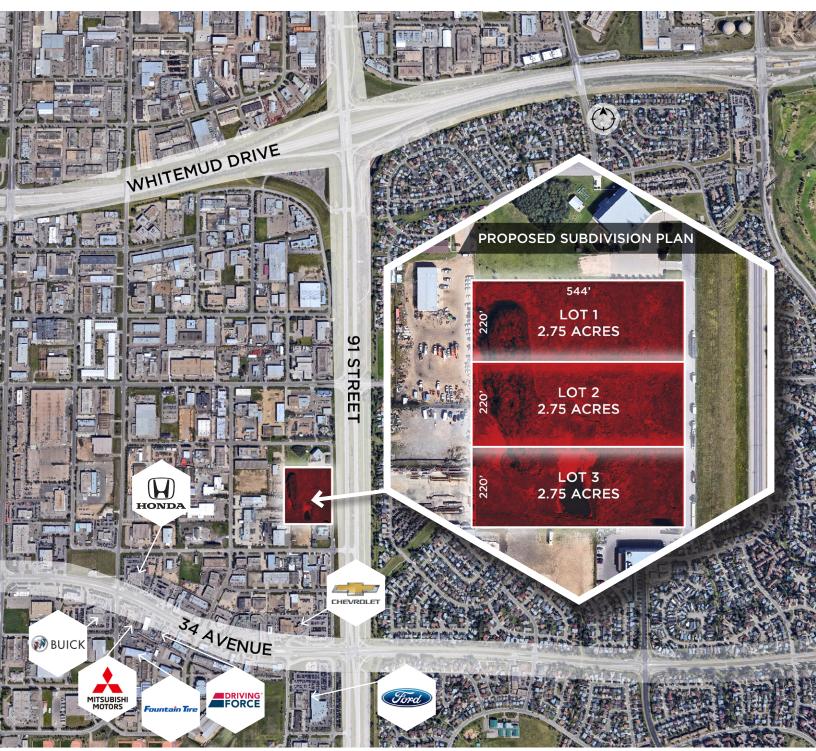
Chris Sieben Partner 780 720 0227 chris.sieben@cwedm.com Kennedy Munro Associate 780 670 3042 kennedy.munro@cwedm.com Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5Y 2Z1 www.cwedm.com

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Aerial



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