

FOR SALE/LEASE Aurum Energy Park Industrial Land 12504 33 Street NE, Edmonton, AB



Aurum Industrial Land Available Immediately

Property Highlights

(NE

Up to 45.62 Acres available

- Industrial zoned land: IH Heavy Industrial
- Excellent location within North East Edmonton
- Neighbours include Mammoet, Gibson Energy, PCL & KBR
- Direct access to high load corridor
- Fully graveled & fenced with perimeter lighting

Chris Sieben Partner 780 720 0227 chris.sieben@cwedm.com Doug Rae Partner 780 429 9397 doug.rae@cwedm.com CLOVER RAP Lifarge Canada Q Lifarge Canada Q CLOVER RAP

> CUSHMAN & WAKEFIELD Edmonton Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5J 2Z1 www.cwedm.com

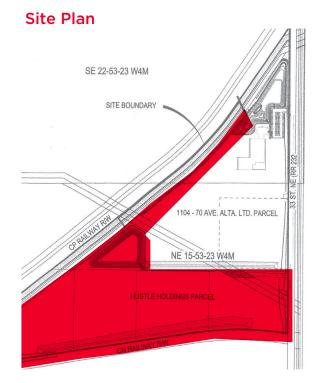
Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(S). As applicable, we make no representation as to the condition of the property (or properties) in question. Feb. 15, 2023

CUSHMAN & WAKEFIELD Edmonton

FOR SALE/LEASE Aurum Energy Park Industrial Land 12504 33 Street NE, Edmonton, AB

Property Details

Municipal:	12504 33 Street NE, Edmonton, AB
Legal Address:	Plan 8920191, Block 2
Zoning:	IH - Heavy Industrial
District:	Clover Bar Industrial District
Total Available Space:	5 - 45.62 Acres
Lease Rate:	\$3,000/month/Acre/Net
Sale Price:	\$24,250,000.00 entire site (\$531,565/Acre)
Taxes:	\$208,842.02 (2023)



Aerial



Chris Sieben Partner 780 720 0227 chris.sieben@cwedm.com Doug Rae Partner 780 429 9397 doug.rae@cwedm.com CUSHMAN & WAKEFIELD Edmonton Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5J 2Z1 www.cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. Feb. 15, 2023