

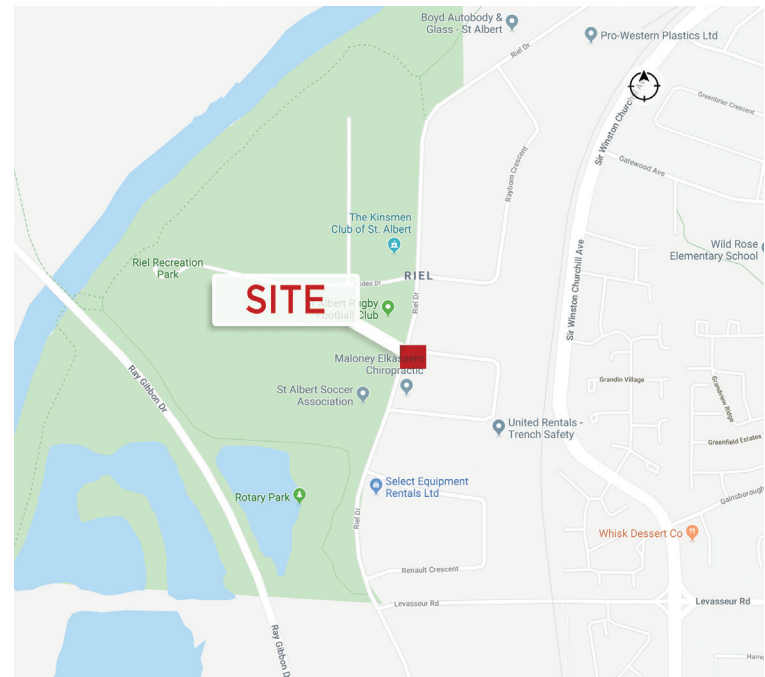
SALE PRICE: \$599,999.00



0.43 Acres of CIS Zoned Land

Property Highlights

- Rare corner site available in Riel Industrial Park
- Flexible Zoning (CIS) allows for a variety of developments
- Two (2) access points to the site, one (1) from Riel Drive, one (1) from Rowland Crescent
- Excellent profile location with quick access to Ray Gibbon Drive, Anthony Henday Drive & 184 Street a main thoroughfare connecting St. Albert to Edmonton City Limits
- Clean environmental report available



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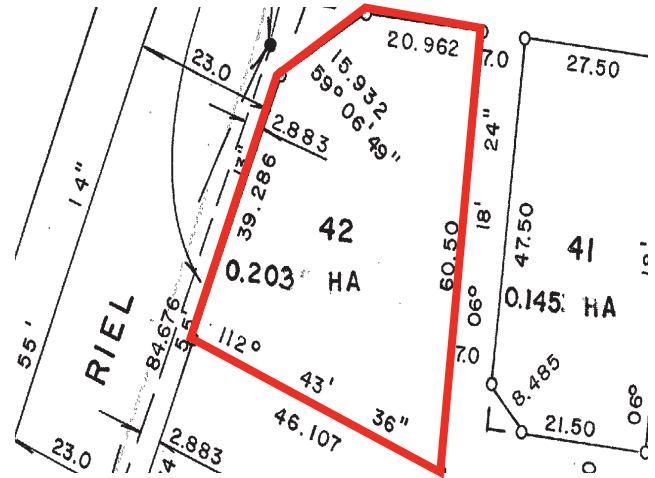
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Property Details

Municipal Address:	58 Riel Drive, St. Albert, AB
Legal Description:	Plan 7922564, Block 4, Lot 1
Zoning:	CIS - Commercial & Industrial Services
Neighbourhood:	Riel Industrial Park
Property Taxes:	\$5,877.00 (2021)
Lot Area:	0.43 Acres (18,859 SF)
Services:	Fully Serviced
Daily Traffic Count:	±28,000 VPD
Sale Price:	\$599,999.00

Aerial



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