

PRICE REDUCED

FOR SALE

**RARE WEST
EDMONTON
DEVELOPMENT
LAND**

10325 180 Street, Edmonton, AB

178 STREET

180 STREET

STONY PLAIN ROAD

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

Adrian Ambrozuk
Associate Partner
780 733 6406
adrian.ambrozuk@cwedm.com

PROPERTY HIGHLIGHTS

- Currently leased over a 10 year term generating monthly income with Finning International Inc.
- Prime industrial development land ready for an owner user or developer
- Strategically located in west Edmonton's Morin Industrial Park
- Direct exposure to 178th Street and 180th Street with 2 access points
- Great access to Yellowhead Trail, Anthony Henday north/south, Highway 2
- Fully fenced site with recent improvements to gravel and compaction of the site
- Wide variety of possible uses under the existing Industrial Business zoning



SITE

ANTHONY HENDAY DRIVE

180TH STREET

178 STREET

170 STREET

STONY PLAIN ROAD

PROPERTY DETAILS

MUNICIPAL ADDRESS

10325 180 Street, Edmonton, AB

LEGAL DESCRIPTION

1620651, Block 17, Lot 1

ZONING

IB (Industrial Business)

SITE SIZE

4.55 Acres

POSSESSION

Immediately

CURRENT USE

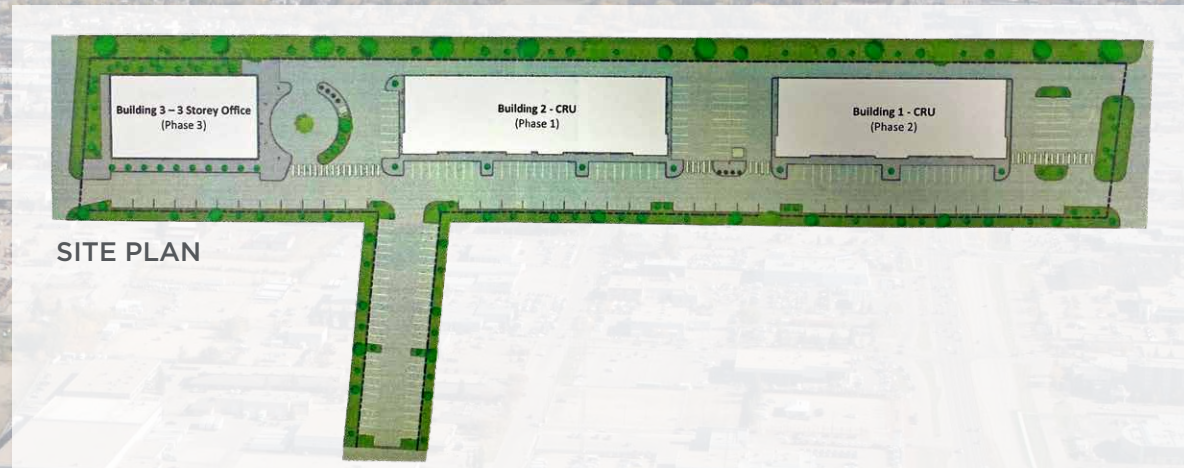
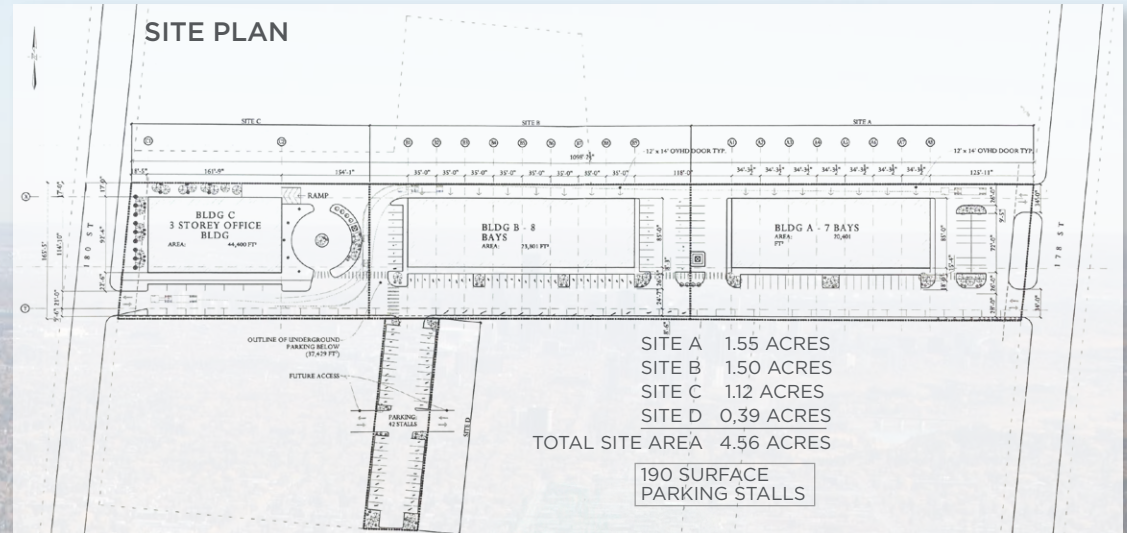
Vehicle and Equipment Storage

SALE PRICE REDUCED

\$4,254,000.00
(±\$935,000.00 Per Acre)

PROPERTY TAXES

TBC



cwedm.com



Adrian Ambrozuk

Associate Partner

780 733 6406

adrian.ambrozuk@cwedm.com