

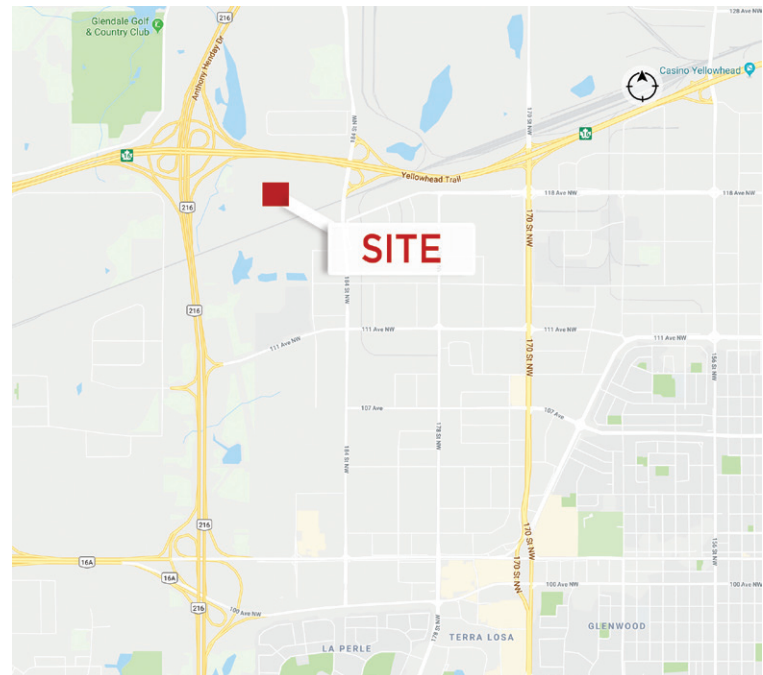


## 14.25 Acres Industrial Land

**Sale Price: \$395,000 per Acre**

### Property Highlights

- Located in White Industrial
- Ready for immediate development
- Full municipal services available
- Excellent access to Anthony Henday Drive, Yellowhead Trail and 184 Street
- Access and egress via all directional interchange
- Outstanding proximity to CN Intermodal facility
- Environmental reports available



**Doug MacKay** SIOR, CCIM, CET

Partner

780 917 8339

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**CUSHMAN & WAKEFIELD**

**Edmonton**

Suite 2700, TD Tower

10088 - 102 Avenue

Edmonton, AB T5J 2Z1

[www.cwedm.com](http://www.cwedm.com)



## Property Details

Address:	18961 118 A Avenue
Legal Description:	NE ¼ 8-53-25 W4
Zoning:	IM - Industrial Medium
Taxes:	\$172,421.18 (2021) Includes Local Improvement Charges
Asking Price:	\$395,000 per Acre



Excellent Access to Anthony Henday Ring Road, Yellowhead Trail and Highway 16A



Ready for immediate development



Located in White Industrial

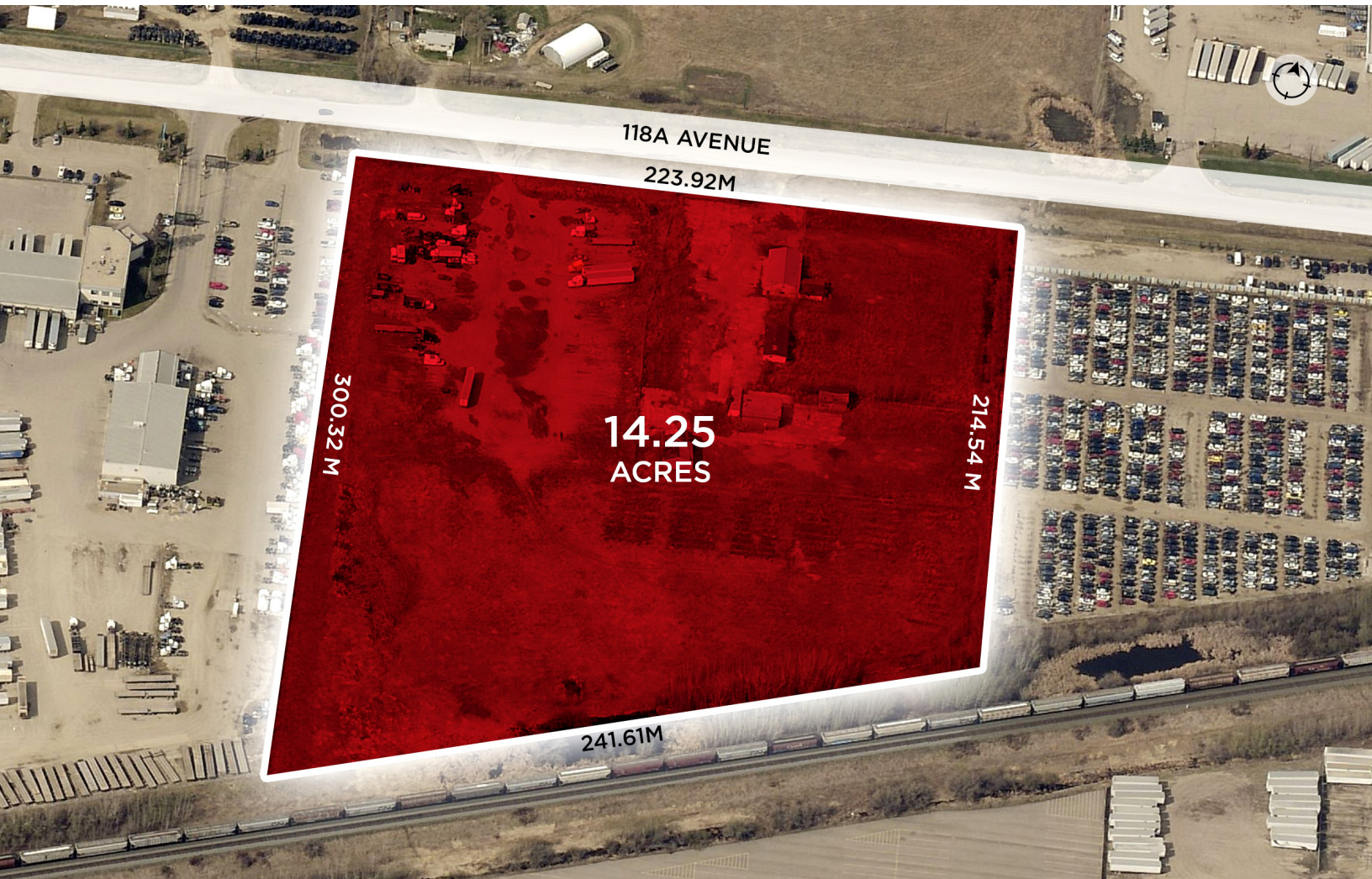


Full municipal services available



Sold as-is, where-is

## Site Aerial



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**Site Location**



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