



**CUSHMAN &  
WAKEFIELD**  
Edmonton

**FOR SALE**

**3.00 ACRES OF  
INDUSTRIAL  
LAND**

14420 112 Avenue NW  
Edmonton, AB

**IM - MEDIUM INDUSTRIAL ZONING**

## 3.00 ACRES OF INDUSTRIAL LAND

### PROPERTY HIGHLIGHTS

- Conveniently located between 142 Street and 149 Street in Central West Edmonton
- Has all the attributes for a classic build-to-suit building for any type of business
- Located in the heart of the highly desirable Huff Bremner Industrial area, and affords easy access to and from any of the major arterial roadways in the Northwest
- Fully fenced, serviced and compacted
- The site is electrified and features a large number of individual electrical plugs specifically designed for large transport truck usage

**Andy Horvath**

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**Nicole Pozer, Unlicensed**

Team Coordinator  
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**Burke Smith**

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Edmonton**

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# PROPERTY DETAILS

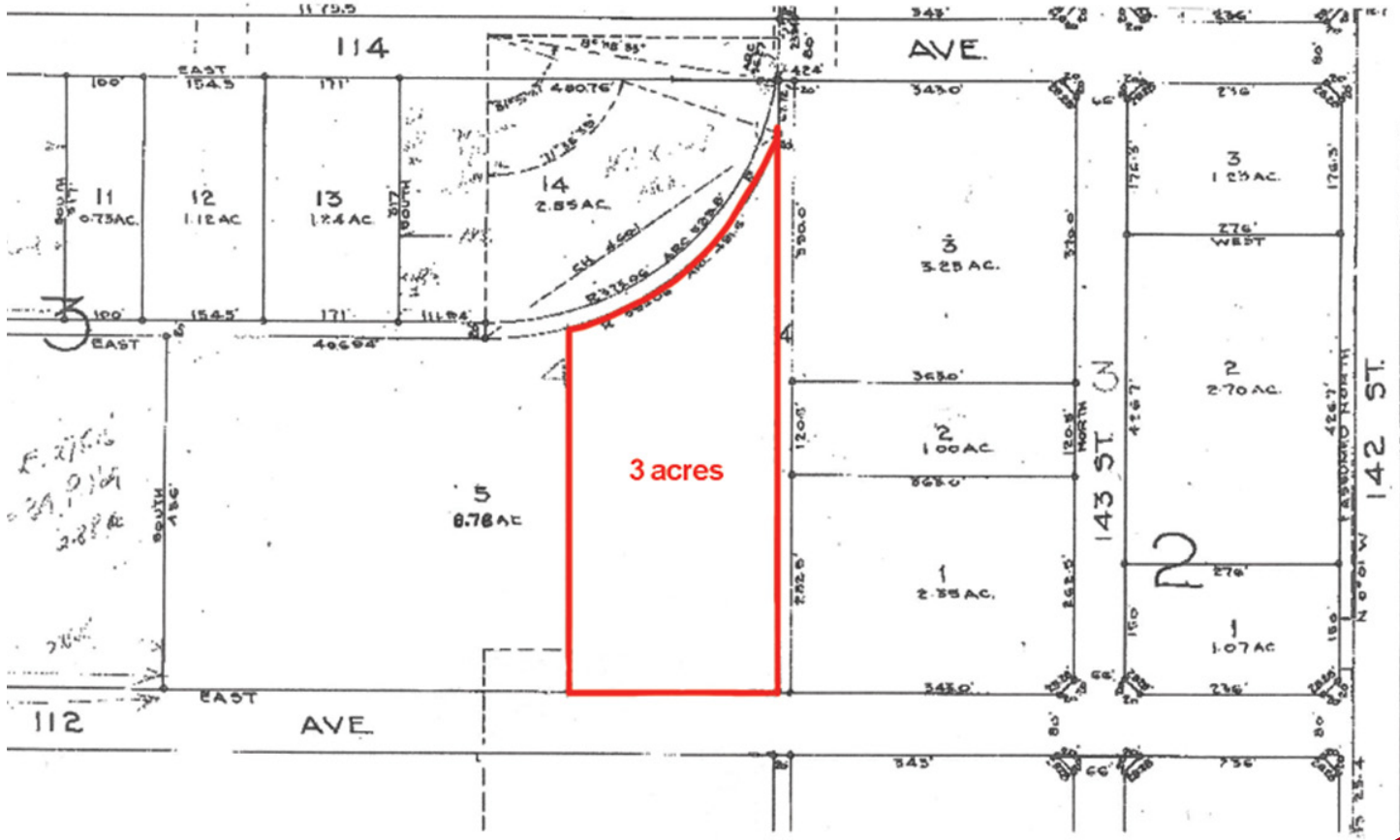
Municipal Address:	14420 112 Avenue NW	Neighbourhood:	3.00 Acres
Legal Description:	Lot 5, Block 3, Plan 4990 HW	Zoning:	IM - Medium Industrial
Market:	Huff Bremner Industrial	Sale Price:	\$2,250,000
		Taxes:	\$40,544.30 (2022)

## AERIAL





# SITE PLAN



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