

FOR SALE

12.90 ACRES OF INDUSTRIAL LAND

NE Corner of 17 Street & 90 Avenue,
Strathcona County, AB

Cushman & Wakefield Edmonton

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

Andy Horvath

Partner

780 917 8338

andy.horvath@cwedm.com

Nicole Pozer, Unlicensed

Team Coordinator

780 702 9472

nicole.pozer@cwedm.com

Burke Smith

Partner

780 917 8344

burke.smith@cwedm.com

PROPERTY HIGHLIGHTS

- Located along 17 Street in Edmonton's Southeast Industrial district is the Lauren Industrial Park with proximity to Anthony Henday Ring Road.
- Conveniently situated just off the Sherwood Park Freeway with access to the site is off 90th Avenue.
- Last undeveloped property in Lauren Industrial and is fully serviced and ready for development.
- Stockpiled dirt on site ready for development.
- Large square shaped parcel with excellent exposure, and is gently sloping with a hard clay base and gravel surface that is conducive to heavy truck or equipment usage.
- Build-to-suit opportunities available.

17 STREET

92 AVENUE

90 AVENUE

SHERWOOD PARK FREEWAY



PROPERTY DETAILS

MUNICIPAL ADDRESS

NE Corner of 17 Street & 90 Avenue,
Strathcona County, AB

LEGAL DESCRIPTION

Plan 0926276, Block 4, Lot 5

SITE SIZE

12.90 Acres

ZONING

IM - Medium Industrial

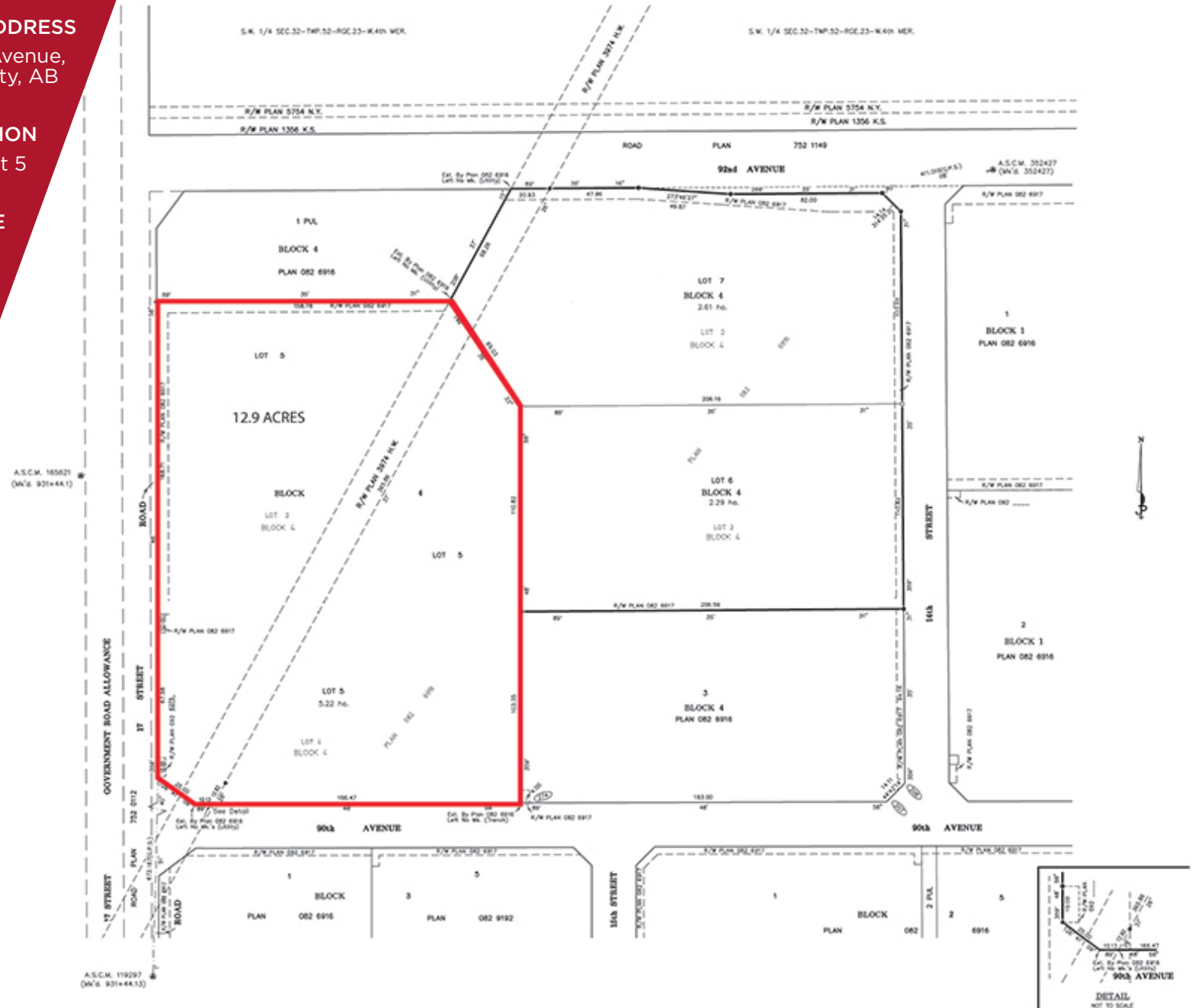
SALE PRICE

\$8,500,000

TAXES

\$79,695.00 (2023)

SITE PLAN





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