

5.39 ACRE DEVELOPMENT SITE

PROPERTY HIGHLIGHTS

- Join neighbours:
 - GFL
 - Bhullar Trucking
 - Ketek Group
 - Golden Arrow
 - Rocky Mountain Equipment
 - Sunbelt Equipment Rentals
- Property is fully fenced and includes storm water pond
- Excellent access to Anthony Henday Drive via 109 Avenue access, Yellowhead Trail and Stony Plain Road (Highway 16A)

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PROPERTY DETAILS

Municipal Address:	20450 - 113 Avenue NW, Edmonton, AB	Servicing:	Gas to site
		Property Tax:	\$33,944.10 (2023)
Legal Description:	Plan 7822069, Block 1, Lot 4	Property Tax Assessment 2023:	\$1,836,500
Zoning:	IM -Medium Industrial		
Neighbourhood:	Winterburn Industrial Area East	Price:	\$2,560,250.00 \$475,000.00/Acre
Lot Area:	5.39 Acres		

AERIAL



