



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR SALE

RARE WINTERBURN DEVELOPMENT OPPORTUNITY

20450 - 113 Avenue NW,
Edmonton, AB



PRICE REDUCTION!
~~\$2,950,000.00~~
\$2,560,250.00

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)

Royce Johnson

Associate

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Ian Stuart

Associate

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**CUSHMAN & WAKEFIELD
Edmonton**

Suite 2700, TD Tower

10088 - 102 Avenue

Edmonton, AB T5J 2Z1

www.cwedm.com

PROPERTY DETAILS

Municipal Address: 20450 - 113 Avenue NW,
Edmonton, AB

Legal Description: Plan 7822069, Block 1, Lot 4

Zoning: IM -Medium Industrial

Neighbourhood: Winterburn Industrial Area East

Lot Area: 5.39 Acres

Servicing: Gas to site

Property Tax: \$33,944.10 (2023)

Property Tax Assessment 2023: \$1,836,500

Price: \$2,560,250.00
\$475,000.00/Acre

AERIAL

