



FOR SALE

NW EDMONTON MEDIUM INDUSTRIAL RAIL SERVICED SITE

**12.22 Acres
13020 - 127 Avenue
Edmonton, Alberta**

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RAIL SPUR SERVICED SITE

RARE MARKET OPPORTUNITY

127 STREET

YELLOWHEAD TRAIL/TRANS CANADA HIGHWAY 16





PROPERTY DETAILS

MUNICIPAL ADDRESS

13020 - 127 Avenue Edmonton, AB

LEGAL DESCRIPTION

Plan 8923090, Block 3

AREA

12.22 Acres

BUILDING IMPROVEMENTS

Removal negotiable

Tracks recently improved

Push and pull rail spur with 105 rail car capacity

Track maintenance +/- \$50,000 per year

Full municipal services

Heavy power (TBC)

Fibre Internet available

ZONING

Medium Industrial (IM)

Neighbourhood Parks and Services (PSN)

Alternative Jurisdiction (AJ)

SALE PRICE

Market

PROPERTY TAX

\$ 145,673.74 (2023)

ANTHONY HENDAY RING ROAD/HIGHWAY 2

TO FORT MCMURRAY

TO PRINCE RUPERT PORT, BC

TO SASKATOON, SK

YELLOWHEAD TRAIL/TRANS CANADA HIGHWAY 16

15 MINS FROM CN EDMONTON INTERMODAL TERMINAL

EDMONTON

42 MINS (43KM) TO EDMONTON INTERNATIONAL AIRPORT

TO CALGARY, AB/HIGHWAY 2

AERIAL



ST. ALBERT TRAIL/HIGHWAY 2

HEAVY TRUCK TRAFFIC ROUTE

127 AVENUE

127 AVENUE

127 STREET

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VIEW YELLOWHEAD TRAIL REALIGNMENT PLANS



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