FOR SALE LAURIN INDUSTRIAL LAND 1420 90 Ave, Edmonton, AB



READY FOR DEVELOPMENT

STRATEGIC LOCATION

LOT 3B (PENDING)

14 STREET

LOT 3A (2.29 ACRES AVAILABLE)

CUSHMAN & WAKEFIELD Edmonton Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5J 2Z1 www.cwedm.com

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30 ALENUE

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THE OPPORTUNITY

- Located in Strathcona Industrial with significantly lower taxes compared to City of Edmonton.
- Partially graveled and fenced.
- Entire site is stripped and graded. Shovel ready for immediate development.
- Utilities and fibre optic cable to the property line.
- Key economic hub: Refinery Row, an essential sector driving Canada's economy, facilitates the transportation of approximately 40% of the nation's oil via pipelines.
- Excellent strategic location just off the Sherwood Park Freeway & Anthony Henday Drive.







MUNICIPAL ADDRESS 1420 90 Avenue, Edmonton, AB

LEGAL DESCRIPTION LOT 3, BLOCK 4, PLAN 082 6916

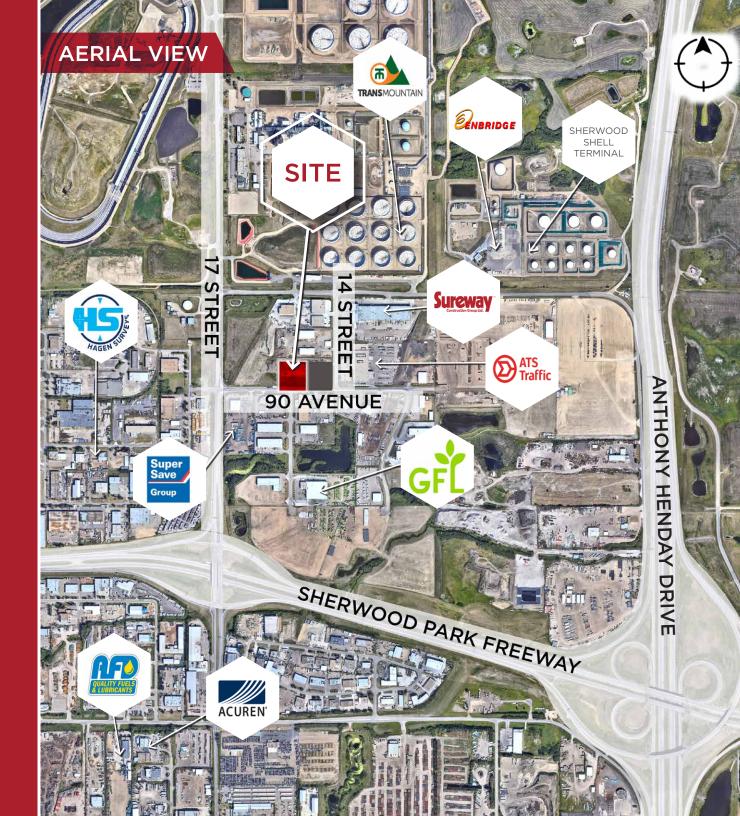
NEIGHBOURHOOD Laurin Industrial

SITE SIZE 3A: 2.29 Acres (Available) 3B: 3.00 Acres (PENDING)

ZONING IM -Medium Industrial

SALE PRICE \$2,120,000.00 (\$925,764.19/Acre)

TAXES \$47,335.75 (2024) (For the full 5.29 acres)





90 AVENUE





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