

FOR SALE

LAURIN INDUSTRIAL LAND

1420 90 Ave, Edmonton, AB



CUSHMAN & WAKEFIELD
Edmonton

14 STREET

READY FOR DEVELOPMENT

STRATEGIC LOCATION

LOT 3B
(PENDING)

LOT 3A
(2.29 ACRES
AVAILABLE)

90 AVENUE

CUSHMAN & WAKEFIELD
Edmonton
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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.



PROPERTY DETAILS

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)



**PROPOSED
SUBDIVISION**



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