

FOR SALE

LAURIN INDUSTRIAL LAND

1420 90 Ave, Edmonton, AB

2.29 ACRES, 3.00 ACRES OR 5.29 ACRES



READY FOR DEVELOPMENT

STRATEGIC LOCATION

CUSHMAN & WAKEFIELD
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THE OPPORTUNITY

- Currently one titled lot (5.29 acres) with conditional subdivision approval to accommodate two parcels. Contact agent for additional details.
- Corner lot on 14th Street and 90th Avenue.
- 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
5.29 Acres

ZONING
IM - Medium Industrial

SALE PRICE
\$4,900,000.00 (\$926,275/Acre)

TAXES
\$47,335.75 (2024)



**PROPOSED
SUBDIVISION**



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WAKEFIELD**
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