FOR SALE

SOUTH EDMONTON INDUSTRIAL LAND



1420 90 Ave, Edmonton, AB 2.29 ACRES, 3.00 ACRES OR 5.29 ACRES



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

Max McPeak
Associate
780 700 5038
max.mcpeak@cwedm.com

Kurt Paull, sion Partner 780 702 4258 kurt.paull@cwedm.com Will Harvie
Associate Partner
780 902 4278

Nick Mytopher Associate 587 597 5475

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 DESCRIPTIONLOT 3, BLOCK 4, PLAN 082 6916

NEIGHBOURHOODLaurin Industrial

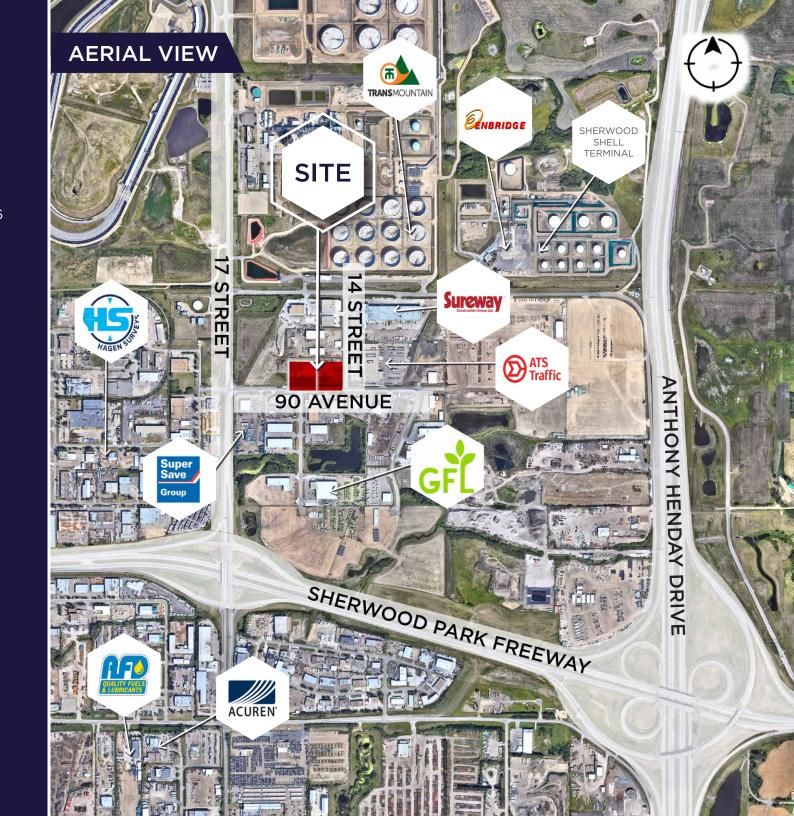
SITE SIZE Lot A: 2.29 Acres Lot B: 3.00 Acres

TOTAL: 5.29 Acres (Lots are available separate or together)

ZONINGIM - Medium Industrial

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

TAXES \$47,335.75 (2024)







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