

FOR SALE

20008-50 STREET EDMONTON, AB

**±7,200 SF SHOP WITH 3 PHASE POWER
ON ±77.84 ACRES**

Jeff Drouin Deslauriers

Associate Partner

780 701 3289

jeff.deslauriers@cwedm.com

Royce Johnson

Associate

780 702 2950

royce.johnson@cwedm.com

PROPERTY HIGHLIGHTS

- Located within the Edmonton Energy and Technology Park
- Plans in effect:
 - [Edmonton Energy and Technology Park ASP](#)
 - [North Saskatchewan River Valley ARP](#)
- 36 Minutes to Edmonton International Airport
- 2.8KM to Anthony Henday Dr



PROPERTY DETAILS

MUNICIPAL ADDRESS:

20008 - 50 Street, Edmonton, AB

LEGAL DESCRIPTION:

Plan: 9322582;C

ZONING:

[AG - Agriculture Zone](#)

MARKET:

Edmonton Energy and Technology Park

MAIN BUILDING:

±7,200 SF

POWER:

3 phase power (TBC)

LOADING DOORS:

Grade

SITE SIZE:

±77.84 Acres

TAXES:

\$11,815.78 per Year / \$984.65 per Month
(Est. Non-residential)

SALE PRICE:

\$4,000,000 (\$51,387 / acre)

AVAILABLE:

Immediate

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PROPERTY PHOTOS



AERIAL



VALOUR AVENUE

56 STREET NW

ANTHONY HENDAY DR/HIGHWAY 26

MANNING DR

 **CUSHMAN & WAKEFIELD**
Edmonton

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