

**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**  
Senior 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:**

\$3,816 per Year (2024)

**SALE PRICE:**

\$4,000,000

\$3,500,000

**AVAILABLE:**

Immediate

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. January, 2025



# PROPERTY PHOTOS





# AERIAL



 **CUSHMAN & WAKEFIELD**  
Edmonton

**Jeff Drouin Deslauriers**  
Associate Partner  
780 701 3289  
jeff.deslauriers@cwedm.com

**Royce Johnson**  
Senior Associate  
780 702 2950  
royce.johnson@cwedm.com