

FOR SALE FORT SASKATCHEWAN INDUSTRIAL LANDS

11133 & 11137 83 Avenue, Fort Saskatchewan, AB

CUSHMAN & WAKEFIELD
Edmonton

PRICE REDUCTION:

\$950,000

\$850,000

(\$252,000 +/- PER ACRE)

- 3.37 ACRES ON 2 SEPARATE TITLES
- EASTGATE INDUSTRIAL, FORT SASKATCHEWAN

PROPERTY HIGHLIGHTS

- Below market value - \$850,000 (\$252,000/acre)
- Development opportunity in Industrial Heartland in Fort Saskatchewan
- Supportive Regional Framework
- Access to full City Services

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PROPERTY DETAILS

Municipal Address: 11133 & 11137 83 Avenue

Legal Description: Plan: 802016; Blk 6;
Lot 13 & 14

Zoning: IL - Industrial Light

Neighbourhood: Eastgate Industrial

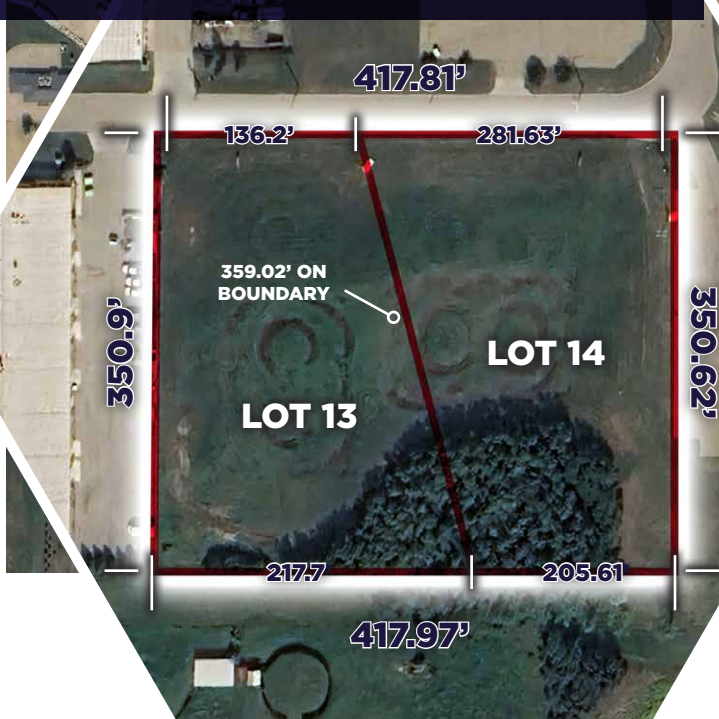
PRICE REDUCTION: \$850,000 (\$252k/acre)

Description: 3.37 acres over two titles,
sold as one parcel

Lot Area: Lot 13: 1.14 Acres
Lot 14: 1.96 Acres

Utilities: Full City services to property
line

SIMPLIFIED LOT DIMENSIONS



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