

FOR SALE FORT SASKATCHEWAN INDUSTRIAL LANDS

11133 & 11137 83 Avenue, Fort Saskatchewan, AB

**CUSHMAN &
WAKEFIELD**
Edmonton

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

PROPERTY HIGHLIGHTS

- Below market value - \$950,000 (\$282,000 +/- per acre)
- Development opportunity in Industrial Heartland in Fort Saskatchewan
- Supportive Regional Framework
- Access to full City Services

Patrick Livingston

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Jack Norris

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PRICED TO SELL - MOTIVATED VENDOR

CUSHMAN & WAKEFIELD

Edmonton

Suite 2700, TD Tower

10088 - 102 Avenue

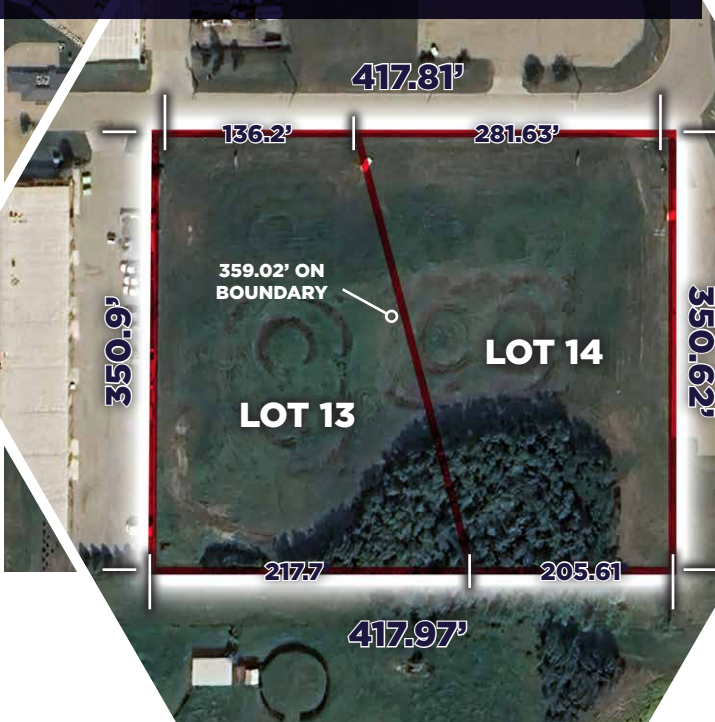
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www.cwedm.com

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:	\$950,000
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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