

FOR SALE/LEASE/BUILD-TO-SUIT



SOUTH EDMONTON INDUSTRIAL LAND

1420 90 Ave, Edmonton, AB

2.29 acres or 3.00 acres



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THE OPPORTUNITY

- The site is currently being graveled and prepared; either parcel can be used for outdoor storage, parking, or a build-to-suit opportunity.
- Located in Strathcona Industrial with significantly lower taxes compared to City of Edmonton.
- 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.

BUILD TO SUIT : RENDERING



PROPERTY DETAILS

MUNICIPAL ADDRESS

1420 90 Avenue,
Edmonton, AB

LEGAL DESCRIPTION

LOT 3, BLOCK 4, PLAN 082
6916

NEIGHBOURHOOD

Laurin Industrial

SITE SIZE

Lot A: 2.29 Acres
Lot B: 3.00 Acres

TOTAL: 5.29 Acres

(Lots are available separate or
together)

ZONING

IM - Medium Industrial

LEASE RATE

Subject to use and term
inquire within

SALE PRICE

\$950k/Acre





14 STREET

90 AVENUE



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