

FOR LEASE

SECURE YARD WITH PRIVATE ENTRANCE

2702 84 Avenue NW, Edmonton, AB



HIGHLIGHTS

- Strathcona County industrial land for lease
- 1.35 acres ± remaining
- Secure yard with private entrance
- Fully prepped, graveled, fenced and gated yard
- Convenient southeast Edmonton/Strathcona County location
- Excellent access to 34 Street, 17 Street and Sherwood Park Freeway
- Minutes to Anthony Henday Drive

TYLER WEIMAN, SIOR

Partner, Associate

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**ROYAL PARK
REALTY™**

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#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

Neighbourhood | 2702 84 Ave NW, Edmonton, AB



About the Area

Join neighbours such as:

- Stock Transportation
- Weatherford
- CEDA
- CRP Products & Manufacturing
- Western Noise Control
- Team Industrial Services
- Alexander Tubular
- General, Mechanical & Civil Contractors
- Mitey Titan Industries
- Cooper Equipment Rentals
- GC Custom Metal Fabrication



- 15 MINS TO EDMONTON CITY CENTRE
- 20 MINS TO INDUSTRIAL HEARTLAND
- 25 MINS TO NISKU/LEDUC
- 30 MINS TO EDMONTON INT'L AIRPORT

Property Details & Financials

MUNICIPAL ADDRESS	2702 84 Ave NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 0125375; Block: 6; Lot: 3D
ZONING	IM (Medium Industrial)
SIZE	7.98 acres ± 1.35 acres ± remaining
LEASE RATE	Market
OPERATING COSTS	\$950/acre/month (Property taxes) \$200/month (Insurance) (2024)
POSSESSION	Negotiable



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Aerial



Property Location



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IM Zoning

The purpose of this Zone is to provide for manufacturing, processing, assembly, distribution, service and repair Uses that carry out a portion of their operation outdoors or require outdoor storage areas. Any nuisance associated with such Uses should not generally extend beyond the boundaries of the Site. This Zone should normally be applied on the interior of industrial areas adjacent to collector and local industrial public roadways such that Uses are separated from any adjacent residential areas by a higher quality Industrial or Commercial Zone.

Permitted Uses	Discretionary Uses
Animal Hospitals and Shelters Breweries, Wineries and Distilleries Equipment Rentals Fleet Services General Contractor Services General Industrial Uses Vehicle and Equipment Sales/Rentals Land Treatment Recycling Depots Recycled Materials Drop-off Centres Special Event Temporary Storage Urban Indoor Farms Fascia On-premises Signs Fascia Off-premises Signs Freestanding On-premises Signs Freestanding Off-premises Signs Projecting On-premises Signs Roof On-premises Signs Temporary On-premises Signs	Auctioneering Establishments Automotive and Equipment Repair Shops Creation and Production Establishments Market Natural Resource Developments Residential Sales Centres Urban Gardens Urban Outdoor Farms Fascia Off-premises Signs Freestanding Off-premises Signs Major Digital Signs Minor Digital Off-premises Signs Minor Digital On-premises Signs Minor Digital On-premises Off-premises Signs Roof Off-premises Signs Roof On-premises Signs Temporary Off-premises Signs



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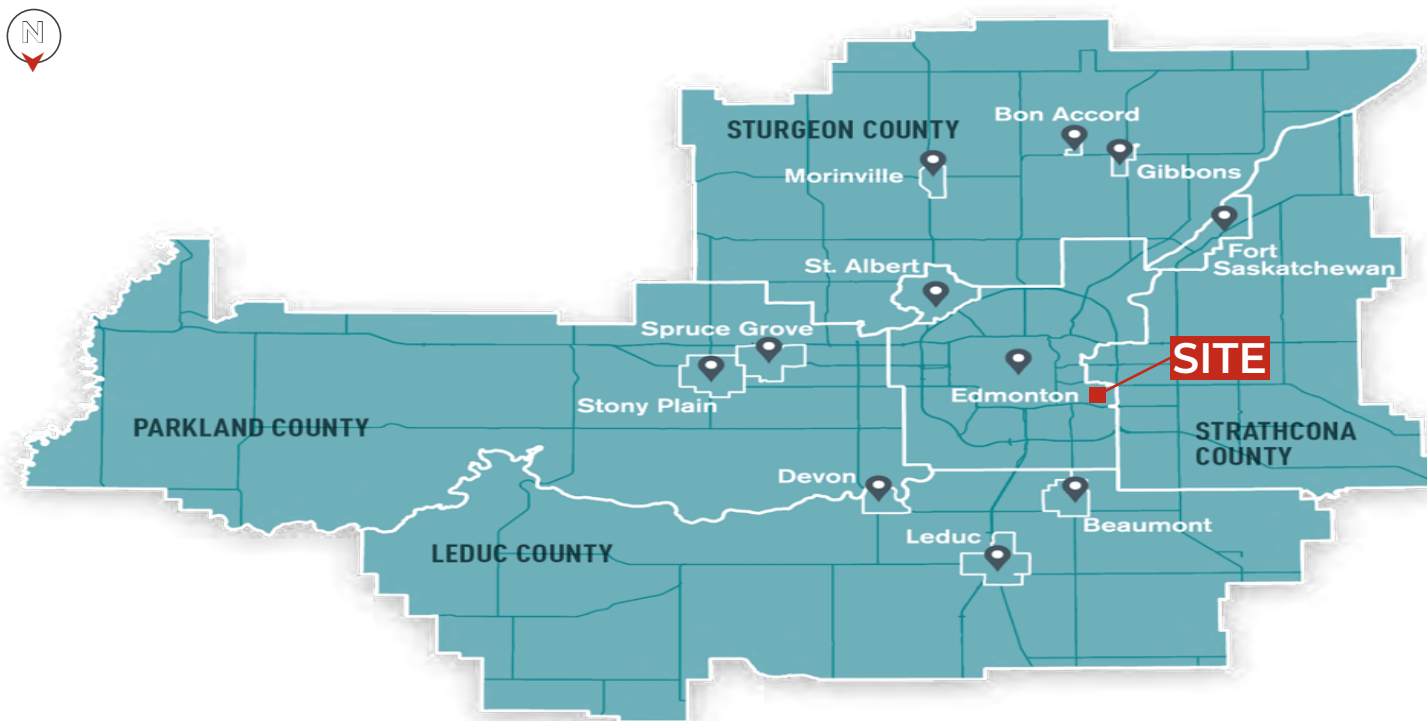
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PRIVATE ENTRANCE

Regional Map



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- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

Tyler Weiman, SIOR | Partner, Associate

In 2017, Tyler became part of the firm following a prosperous 14-year professional hockey career that took him on extensive journeys across North America, Europe, and Asia. He places the utmost importance on professionalism, a commitment to excellence, and meticulous attention to detail when serving his clients, helping them in attaining their business objectives.



As a partner at Royal Park Realty, Tyler brings with him a wealth of knowledge, enthusiasm, and determination to achieve optimal outcomes for both property owners and users. His approach involves becoming an invaluable resource to his clients by deeply comprehending their requirements and fostering enduring relationships.

Tyler has achieved the prestigious SIOR designation (Society of Industrial and Office Realtors), which represents the pinnacle of expertise, productivity, and ethical standards in the real estate sector. Those with the SIOR designation are acknowledged by corporate real estate leaders, commercial real estate professionals, brokers, agents, lenders, and others in the industry as the most proficient and seasoned brokerage experts across all markets.

His expertise lies in various aspects of commercial and industrial real estate, including leasing, buying, selling, acquiring, and disposing of properties. Tyler's focus encompasses a wide range of property types, such as owner/user and multi-tenant industrial buildings, expansions, custom-built solutions, relocations, land acquisitions, and the development of industrial properties.

Tyler finds satisfaction in contributing to the community and remains actively engaged with several charitable organizations. He and wife are raising their four children in the Edmonton area.

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