

FOR SALE

KENNEDALE INDUSTRIAL LANDS

12804 - 54 STREET NW | EDMONTON, ALBERTA



Available Immediately!

Situated just off of Fort Road and/or 50th Street and 129 Avenue, this rare small parcel of industrial land is at the corner of 128 Avenue and 54 Street and has the following highlights:

- Fully serviced .292 acres divided into 3 legal lots
- Ready for development - curb and gutter around the lots and great exposure
- Ideal for \pm 7,100 sf office/shop with approximately 56% site coverage
- Site survey (2008) and Geotechnical Study (2008) are available
- Present improvements include: 3-4" crushed asphalt with 3 gated driveways secured with a 6' high fence

RE/MAX Commercial Capital #302, 10171 Saskatchewan Drive Edmonton, AB

www.crealberta.ca | 780.757.1010

Carla Voss, Associate

Cell: 780 818 7118

carla@crealberta.ca

RE/MAX
COMMERCIAL

FOR SALE | KENNEDALE INDUSTRIAL LANDS



MUNICIPAL ADDRESS
12804/08 - 54 Street | Edmonton, Alberta

LEGAL ADDRESS
Plan 4983AB Block 20, Lots 28-30

NEIGHBOURHOOD
Kennedale Industrial

LAND SIZE
± 12,719 SF or .292 Acres

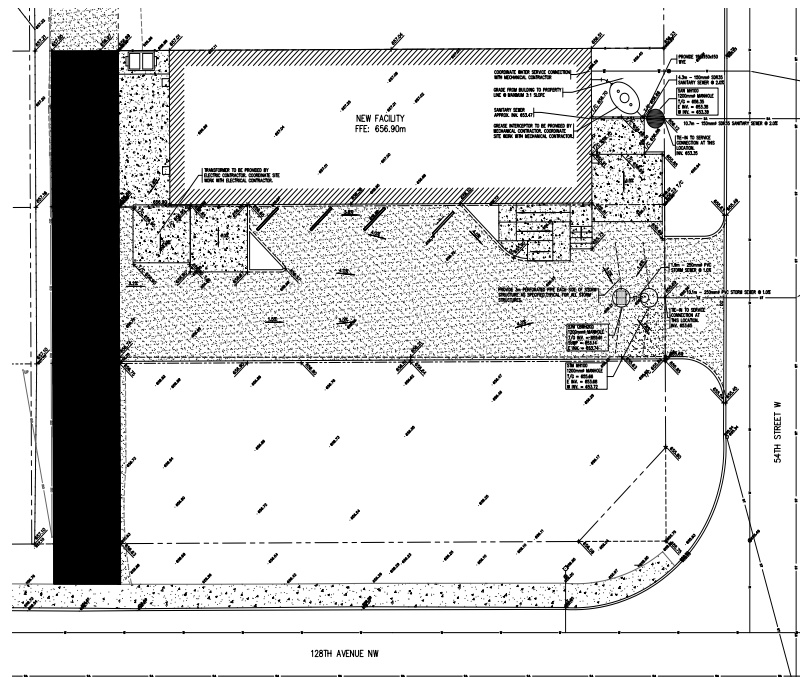
DIMENSIONS
104.5' (North to South) x 124' (East to West)
see survey within this brochure

SERVICES
Power (100 amp), city water/sewer, gas, fibre optics

ZONING
IM - Medium Industrial

[CLICK FOR
CURRENT
IM USES](#)

PROPOSED SITE PLAN



SALE DETAILS

SALE PRICE
\$540,000

PROPERTY TAXES
\$10,347 (per year)

AVAILABILITY
60 days

IDEAL TENANTS

The IM (Medium Industrial) zone is intended to be used as a transition zone to buffer between light industrial and heavy industrial zones.



Indoor
Self Storage



Manufacturing
Services



Micro-
Brewery



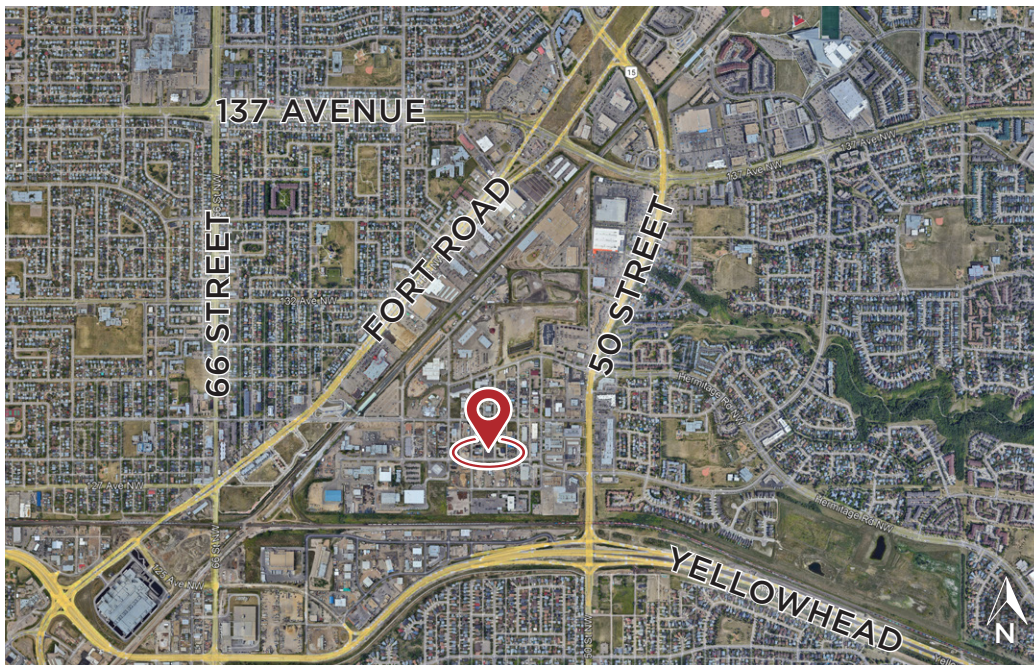
Commercial
Kitchen



Office/
Professional



General
Industrial



CONTACT THE AGENT

Carla Voss, BA (ADV), CCIM
Associate
780 818 7118
carla@crealberta.ca

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract.

All measurements need to be independently verified by the Purchaser.