

LAND FOR SALE

SKYLINE RAMPART
BUSINESS PARK

(25.06 Acres)

Skyline Rampart Lands

14530 - 157 Avenue, NW
Edmonton, AB

Rare owner/user development

Development ready, rectangular site in a rapidly developing industrial node. Strategically located in a major business park makes this an ideal investment/development site.

**AVISON
YOUNG**


SKYLINE



The offering

Property highlights

Strategic Location: Situated near major transportation hubs like the CN Intermodal Yard and high load corridors, such as Anthony Henday Drive and Trans Canada Highway (Yellowhead Trail) this location provides excellent accessibility for logistics and distribution.

Connectivity: The site is well-connected to labour pools, services, amenities, and public transportation, making it convenient for employees and clients alike.

Future Infrastructure: Planned future roadways will further improve access to major arterial roads, enhancing the site's connectivity and reducing travel times.

Economic Benefits: When compared to other major industrial markets Edmonton's competitive pricing and availability make it an attractive option for businesses looking to relocate or expand. This area also benefits from the Alberta advantage, which includes favorable tax rates and a business-friendly environment.

Investment Potential: Ongoing investments in adjacent lands are increasing the overall investment value of the area, promising potential appreciation in property value.

In-land Port Activity: Proximity to the Port of Prince Rupert and the associated in-land port activities bolster shipping and logistics capabilities, providing better access to international markets.

Development Ready: The site is rectangular in shape, development ready, and no on-site or off-site levies are owed, making it a financially appealing and ready-to-develop opportunity.

Business Ecosystem: Located adjacent to a major business park, the site benefits from a vibrant business ecosystem, offering networking and collaboration opportunities with neighboring companies.

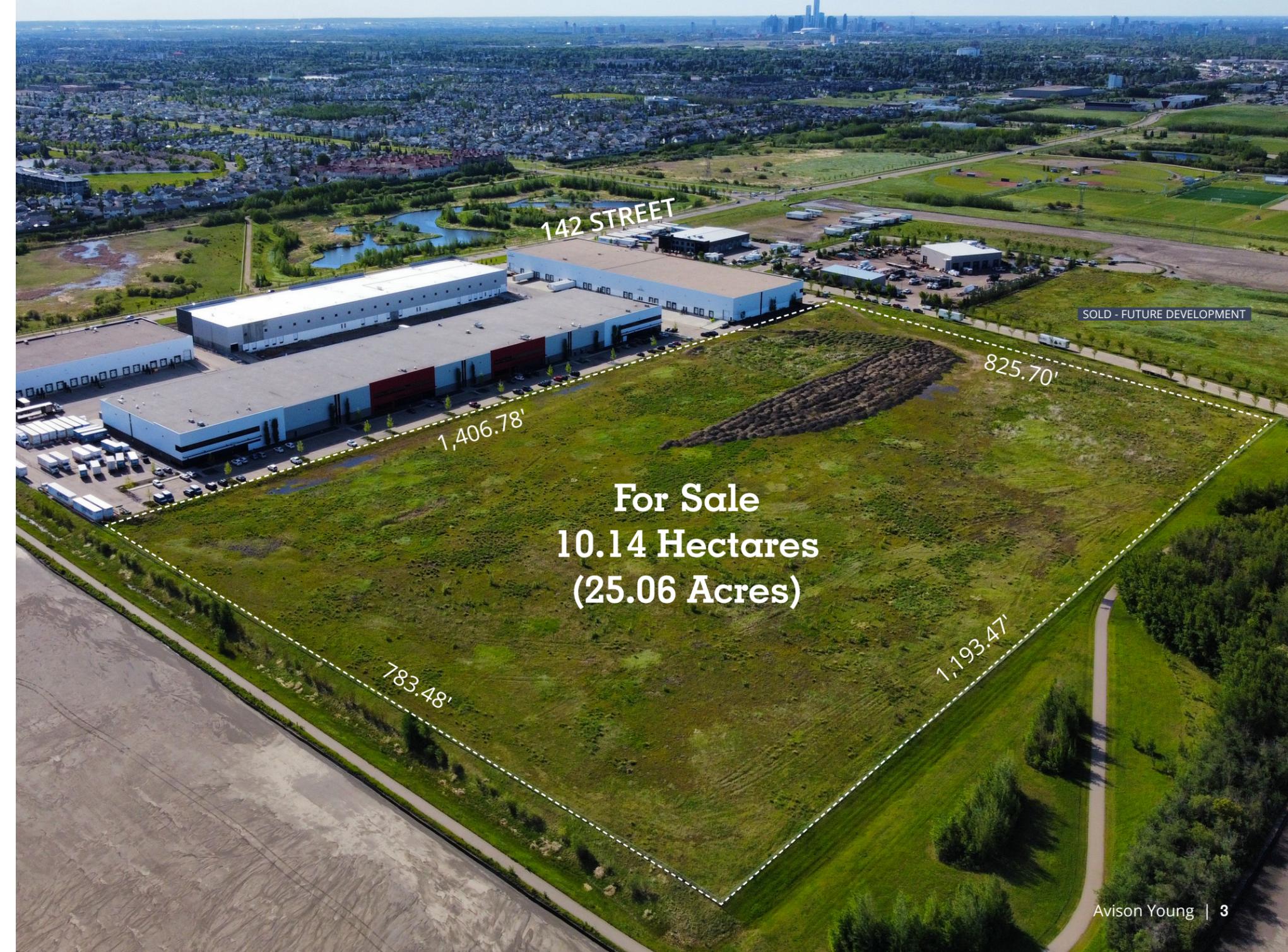
Immediate Development Potential: With its advantageous features and ready-to-develop status, the site allows for almost immediate establishment of your business operations.

Skyline Rampart Lands is a prime location that combines strategic positioning, economic benefits, and immediate development potential, making it an excellent choice for businesses looking to thrive.



FUTURE CITY OF EDMONTON SITES

Benefit from all the activity in the area. Located in NW Edmonton's growing industrial area.



142 STREET

SOLD - FUTURE DEVELOPMENT

1,406.78'

825.70'

For Sale
10.14 Hectares
(25.06 Acres)

783.48'

1,193.47'



Location overview

14530 - 157 Avenue, NW

DRIVE TIMES

Anthony Henday Drive	6 mins
Yellowhead Trail/ HWY 16	7 mins
CN Edmonton Intermodal Terminal	12 mins
Downtown Edmonton	20 mins
Edmonton International Airport	40 mins

LABOUR FORCE

Within 10k	247,340
Within 5k	63,778
Within 3k	23,244

DEMOGRAPHICS (WITHIN 5K)

- 124,182**
Population
- 44,013**
Households
- 6.7%**
Pop. change (2023 - 2026)
- \$127,638**
Average household income
- 38.6**
Median age
- 62,992,467 sf**
Square feet of industrial space in NW Edmonton





SKYLINE RAMPART BUSINESS PARK

3 Building Option

Single Building Option



Property details

Land overview

Legal Description	PLAN 1120931, BLOCK 3, LOT 2
Municipal Address	14530 - 157 Avenue NW
Zoning	Medium Industrial (IM)
Site Area	10.14 Hectares (25.06 Acres)
Property Taxes	\$226,102.29 (2026 est.)
Potential Building Area Options	3 buildings totalling 464,200 sf 1 building totalling 400,400 sf

Asking price

\$750,000
per acre

Zoning

(IM) Medium Industrial Zone

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. Example uses:

Manufacturing and Production

- Light Manufacturing
- Fabrication and Assembly
- Engineering service firms with industrial applications

Research and Development

- Research and development labs for industrial products
- Prototyping and testing facilities

Warehousing and Distribution

- Warehousing and Storage
- Wholesale Trade

Utilities and Infrastructure

- Utility company service yards
- Telecommunications infrastructure facilities
- Municipal service yards
- Waste management and recycling facilities

Service Industries

- Equipment repair and maintenance services
- Industrial cleaning services
- Rental services for industrial equipment
- Automotive Services

Construction and Building Materials

- Lumber yards
- Concrete and asphalt plants
- Plumbing and electrical supply stores
- Specialized construction services (e.g., roofing, HVAC)



Information to be commissioned upon request:

- Geotechnical Report
- Environmental Site Assessment



Lets connect

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