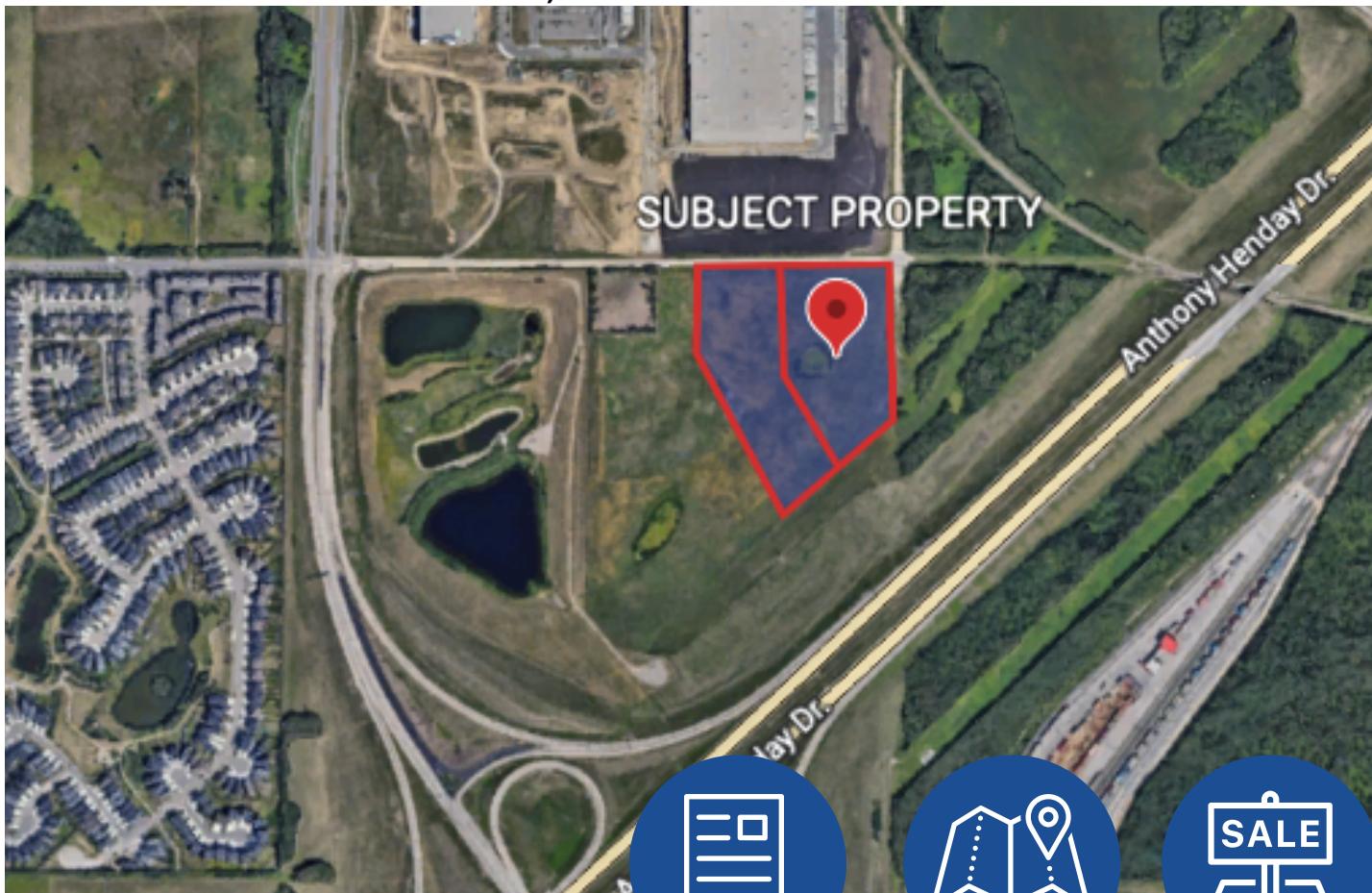


**RE/MAX
PROFESSIONALS**

**FOR SALE
\$4,589,000**

18819-137 AVENUE NW, EDMONTON AB



**MLS #
E4268832**



**DC2
ZONING**

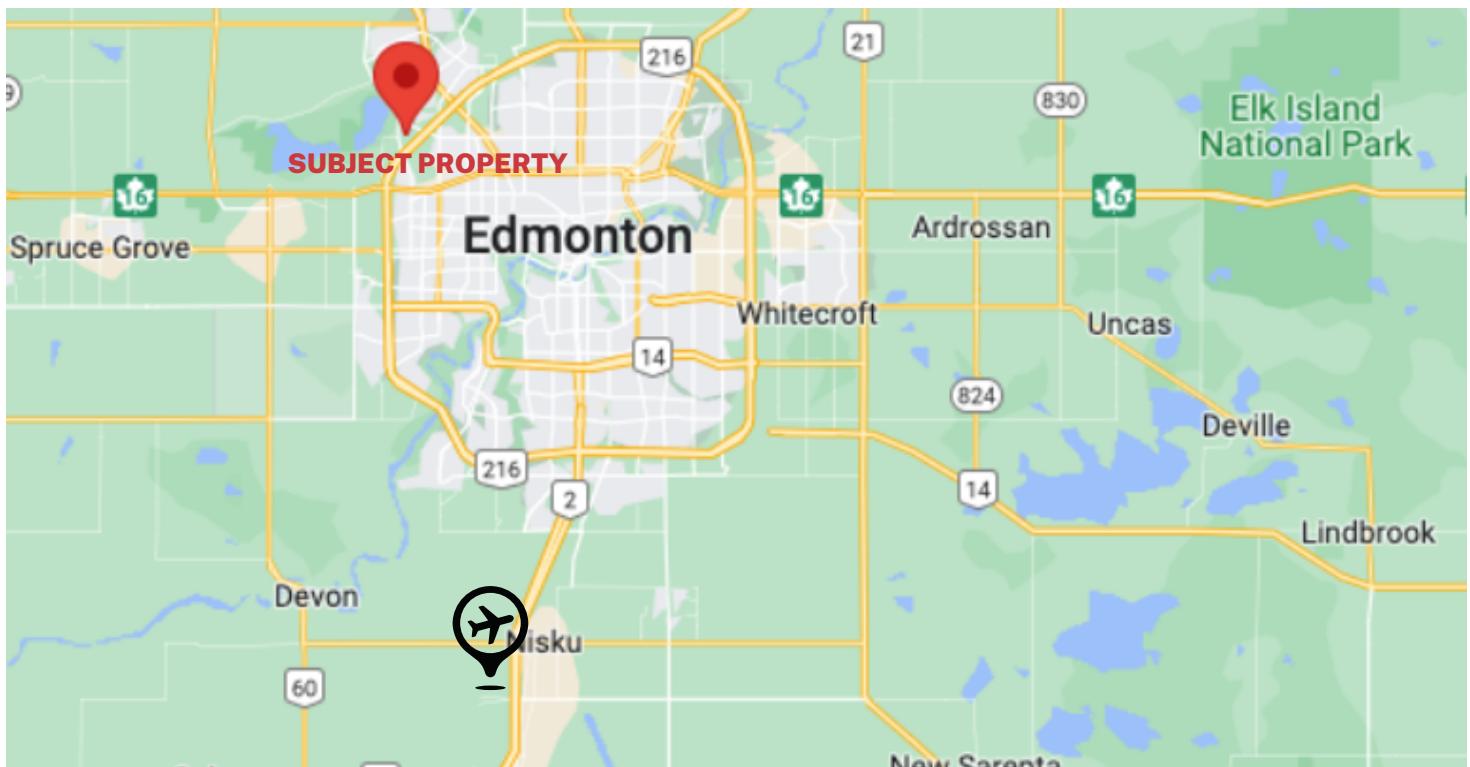
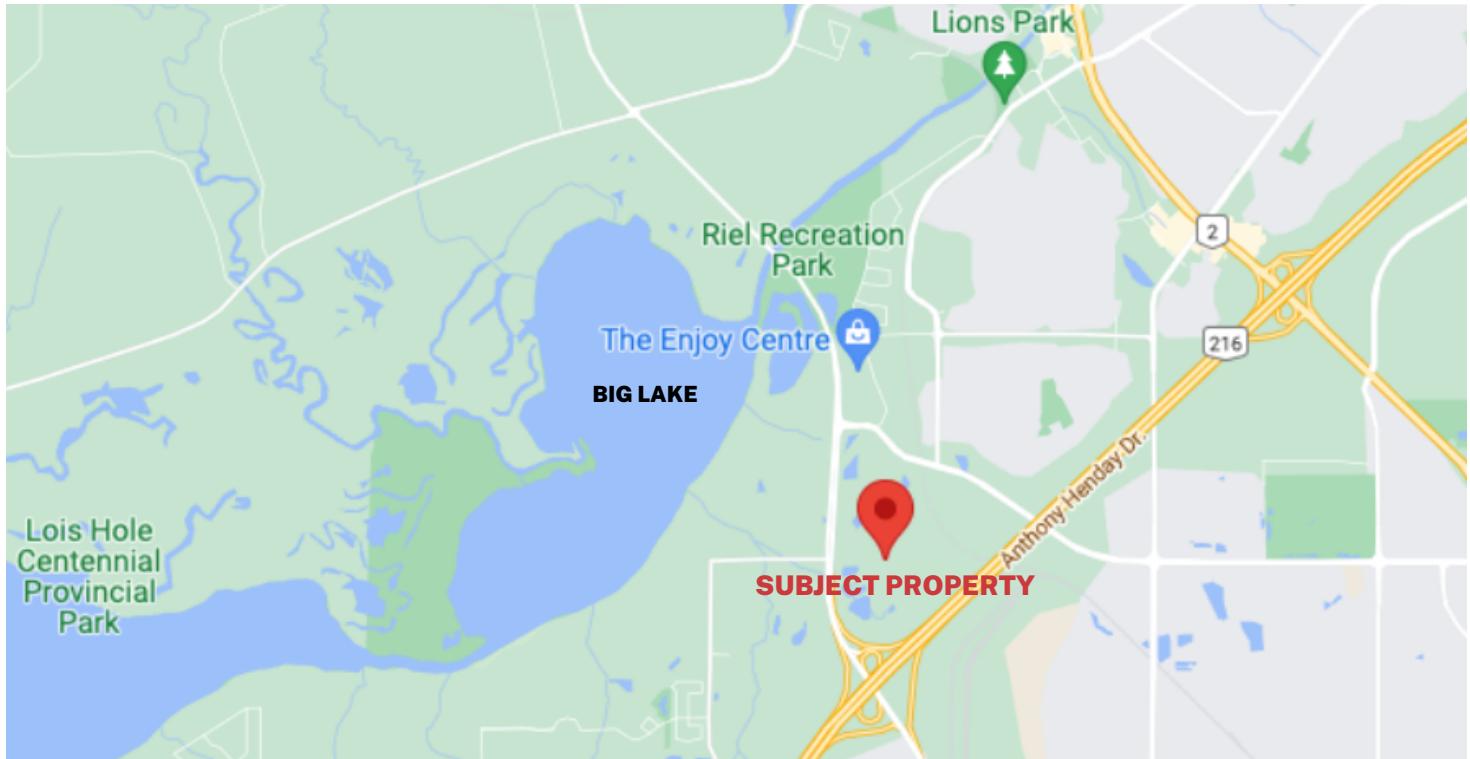


**7.06 ACRES
IN SIZE**

THIS IS BY FAR THE BEST LOCATION, ONE OF THE MOST HIGH TRAFFIC AREAS, AND THERE IS DIRECT ACCESS ON AND OFF OF THE ANTHONY HENDAY. UP TO 12.4 ACRES AVAILABLE, THE OWNER IS OPEN TO A LOT LINE ADJUSTMENT. THIS NEWLY SUBDIVIDED COMMERCIAL INDUSTRIAL LAND IS JUST IN THE PROCESS OF BEING GRADED AND READY. THERE ARE NO OTHER PARCELS OF LAND FOR SALE ALONG THE ANTHONY HENDAY THAT HAVE THIS EXPOSURE AND DIRECT ACCESS.

"DO NOT MISS OUT ON THIS FANTASTIC OPPORTUNITY"

LOCATION



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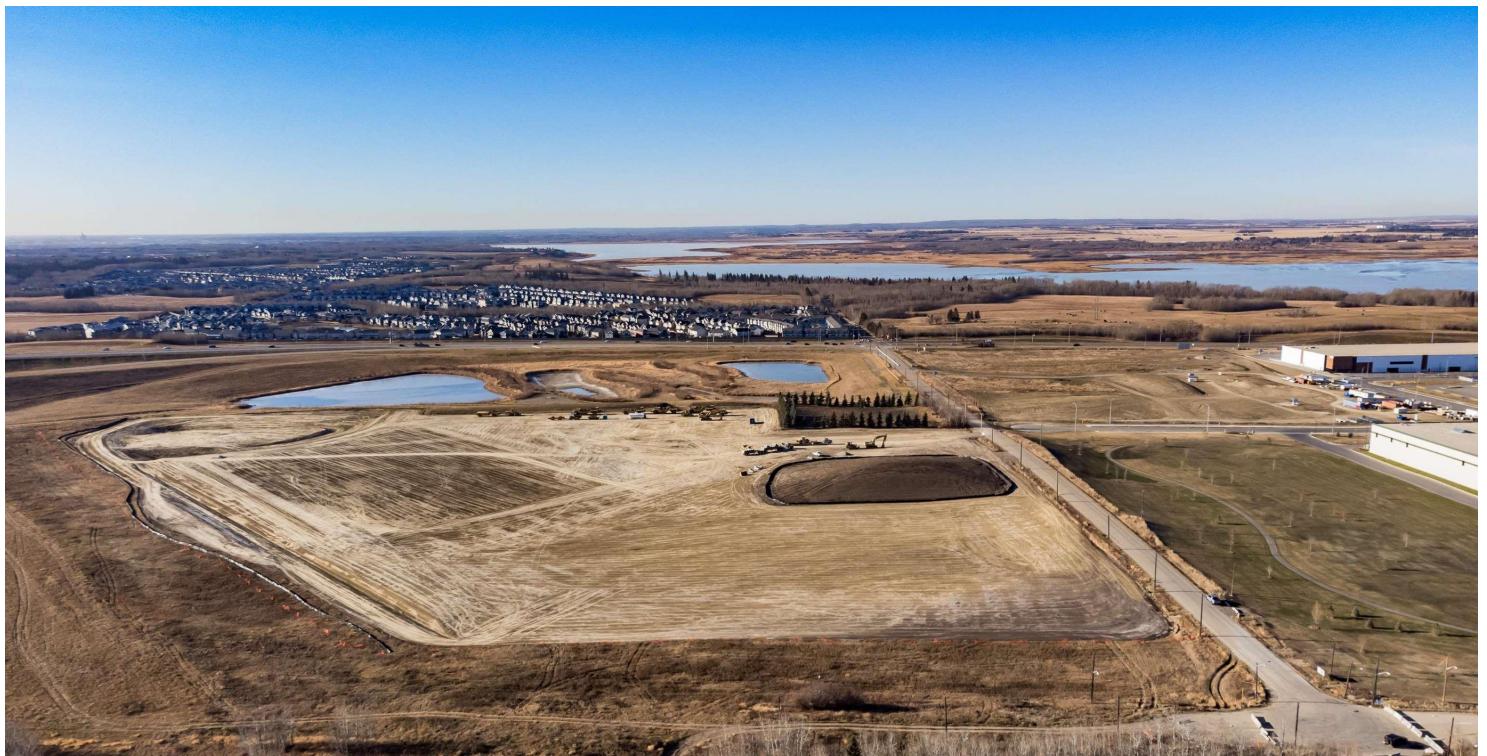
PROPERTY DETAILS



LOCATION, LOCATION, LOCATION!

7.06 acre parcel (attached to 5.34 acres) of land. Located directly off of the Anthony Henday freeway, Ray Gibbon drive, and 137th avenue.

PROPERTY PHOTOS



NICHOLAS J GOLDEN
RE/MAX PROFESSIONALS
780-498-6437
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