

FOR SALE

DEVELOPMENT LAND

14710 Mark Messier Trail, Edmonton, AB



HIGHLIGHTS

- 2,000 sq ft ± building on 1.0 acre ±
- Zoned BE (Business Employment) which allows for a wide variety of uses
- Direct exposure on Mark Messier Trail (Highway 2) and Anthony Henday
- Current holding income information available upon request

SCOTT ENDRES

Partner, Broker

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ROYAL PARK
REALTY™

T 780.448.0800 **F** 780.426.3007

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

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Financials

Sale Price:

\$1,650,000.00

Property Taxes:

\$83,841.75/yr (2025)

Property Details & Financials

MUNICIPAL ADDRESS	14710 Mark Messier Trail, Edmonton, AB
LEGAL DESCRIPTION	Plan: 484KS; Block: B; Lot: D
ZONING	BE (Business Employment)
SITE SIZE	1.0 acre ±
BUILDING SIZE	2,000 sq ft ±
YEAR BUILT	1990's
POSSESSION	Negotiable



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Additional Features

- One titled lot: 1.0 acre ±
- Approximately 49 parking stalls on site
- Graveled and fenced yard
- Paved driveway

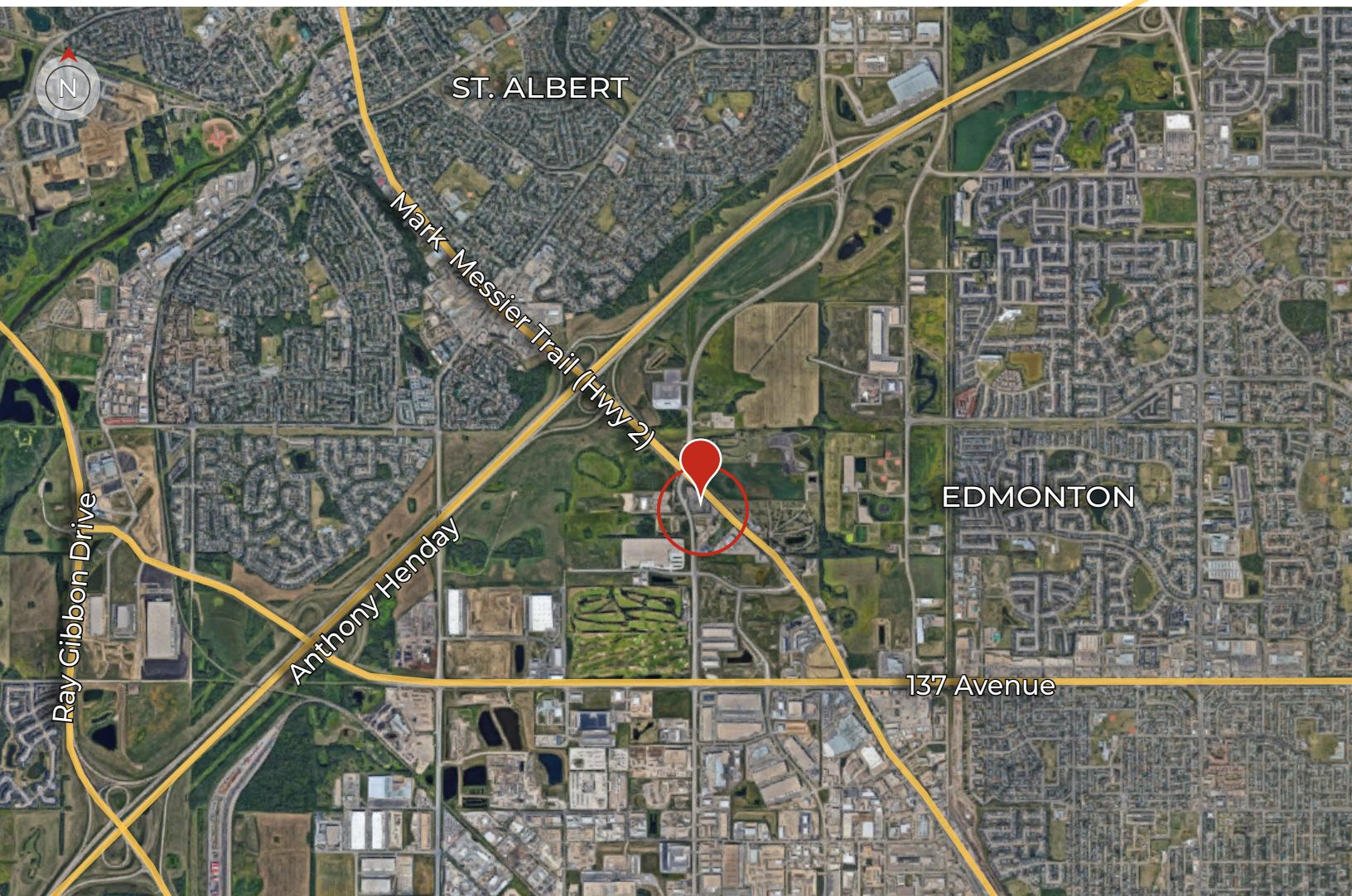


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Quality Based on **Results**, Not **Promises**.



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