

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

C 780.720.6541

scott@royalparkrealty.com

JOEL WOLSKI

Director, Associate

C 780.904.5630

joel@royalparkrealty.com



ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

Development Land For Sale | 14710 Mark Messier Trail, Edmonton, AB



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



ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com



Additional Features

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

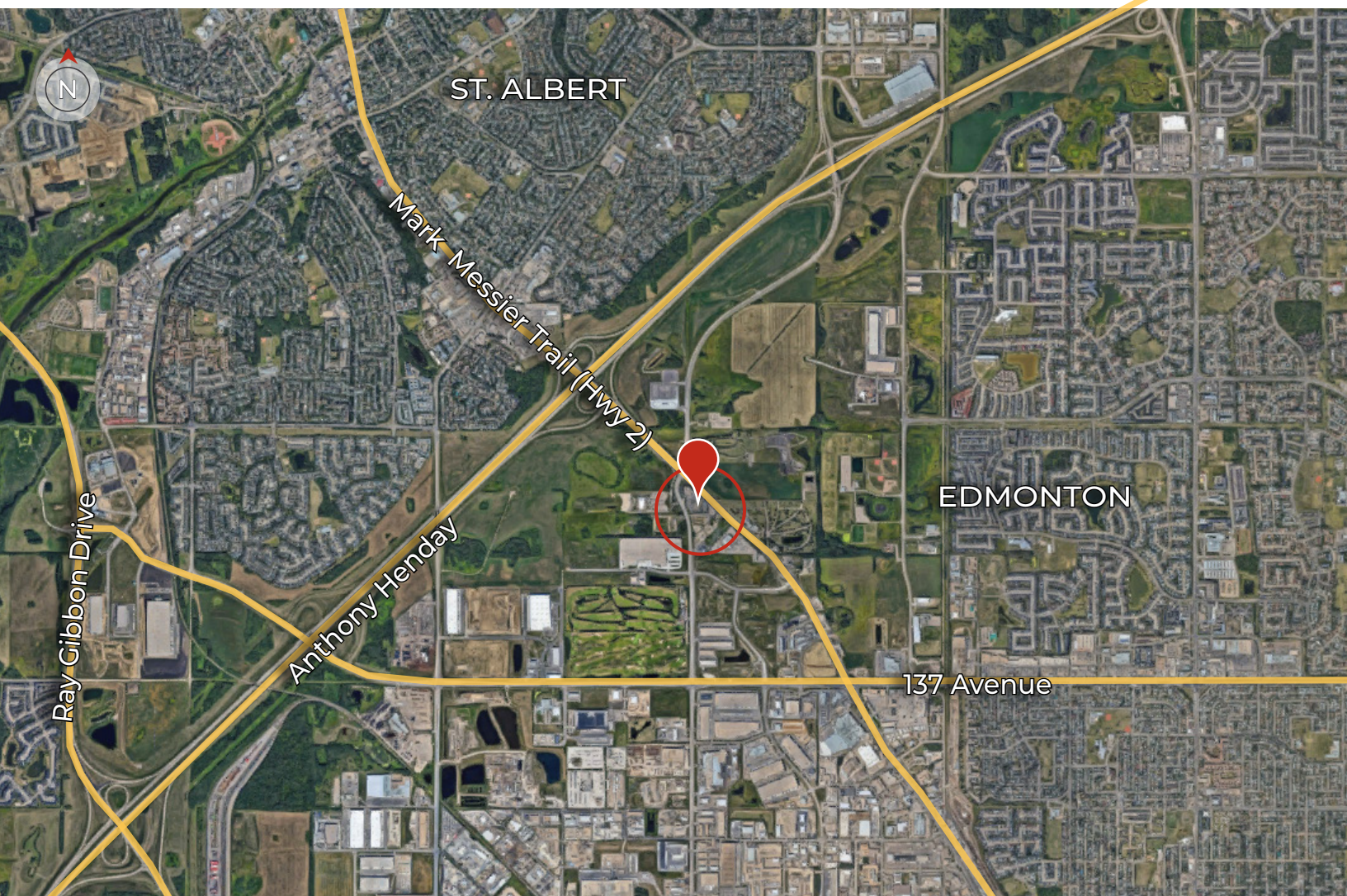


**ROYAL PARK
REALTY™**

T 780.448.0800 F 780.426.3007
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

Development Land For Sale | 14710 Mark Messier Trail, Edmonton, AB



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



SCOTT ENDRES

Partner, Broker

C 780.720.6541

scott@royalparkrealty.com



JOEL WOLSKI

Director, Associate

C 780.904.5630

joel@royalparkrealty.com



**ROYAL PARK
REALTY™**

T 780.448.0800 **F** 780.426.3007
#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 The offering may be withdrawn at any time without notice or cause.