

Industrial Land | For Sale/Lease/Build-to-Suit

199ST INDUSTRIAL BUSINESS PARK

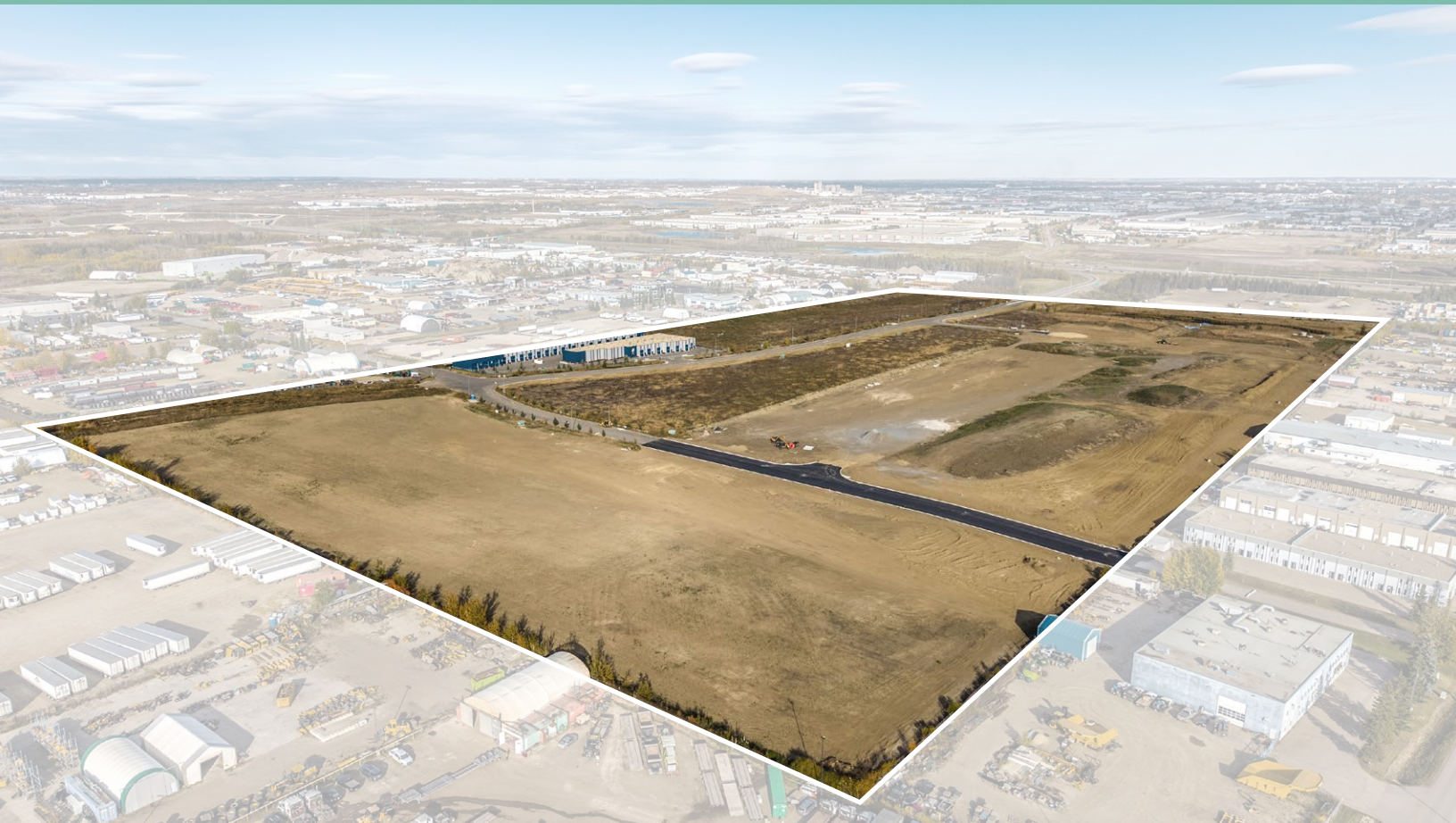
Phase II Lots now Available

Industrial Land

Individual Lots & Build-to-Suit
Options up to ±600,000 SF

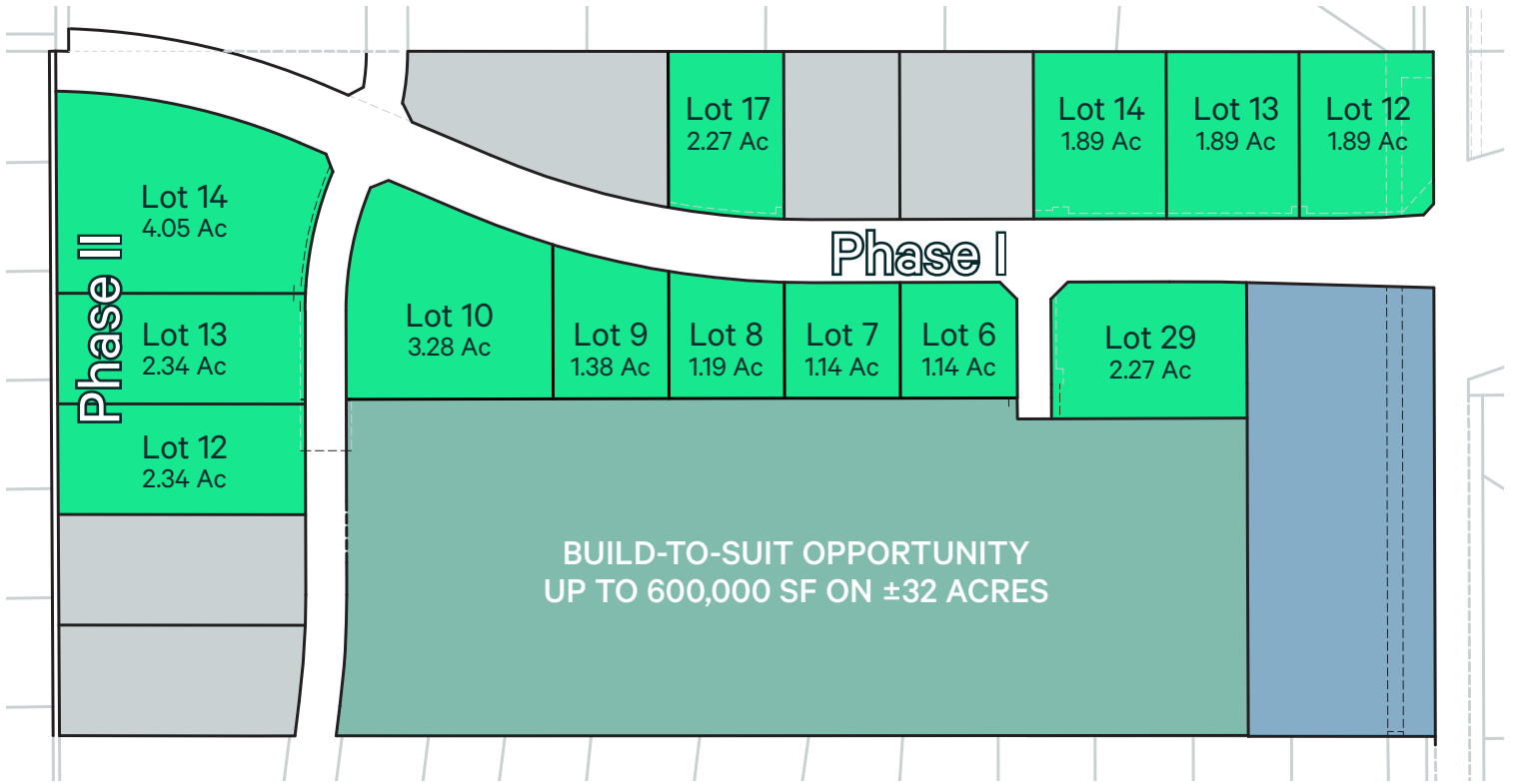
109th Avenue & 199th Street
Edmonton, Alberta

Multiple Options Available



199th Street Business Park

109th Avenue & 199th Street | Edmonton, Alberta



Individual Lots for Sale

Phase I Blocks 4 & 9

Lots 12-17 & 24-27

Lot	Lot Size	Zoning	Price per Acre	List Price
Lot 6	1.14 Ac	BE	\$800,000 / Ac	\$912,000
Lot 7	1.14 Ac	BE	\$800,000 / Ac	\$912,000
Lot 8	1.19 Ac	BE	\$800,000 / Ac	\$952,000
Lot 9	1.38 Ac	BE	\$800,000 / Ac	\$1,104,000
Lot 10	3.28 Ac	BE	\$800,000 / Ac	\$2,624,000
Lot 12	1.89 Ac	BE	\$800,000 / Ac	\$1,512,000
Lot 13	1.89 Ac	BE	\$800,000 / Ac	\$1,512,000
Lot 14	1.89 Ac	BE	\$800,000 / Ac	\$1,512,000
Lot 17	1.61 Ac	IM	\$800,000 / Ac	\$1,288,000
Lot 29	2.27 Ac	BE	\$800,000 / Ac	\$1,816,000

Phase II Block 5

Lots 10-14

Lot	Lot Size	Zoning	Price per Acre	List Price
Lot 12	2.34 Ac	IM	\$800,000 / Ac	\$1,872,000
Lot 13	2.34 Ac	IM	\$800,000 / Ac	\$1,872,000
Lot 14	4.05 Ac	IM	\$800,000 / Ac	\$3,240,000

Drive Times

1 Min

to Anthony Henday Drive

7 Min

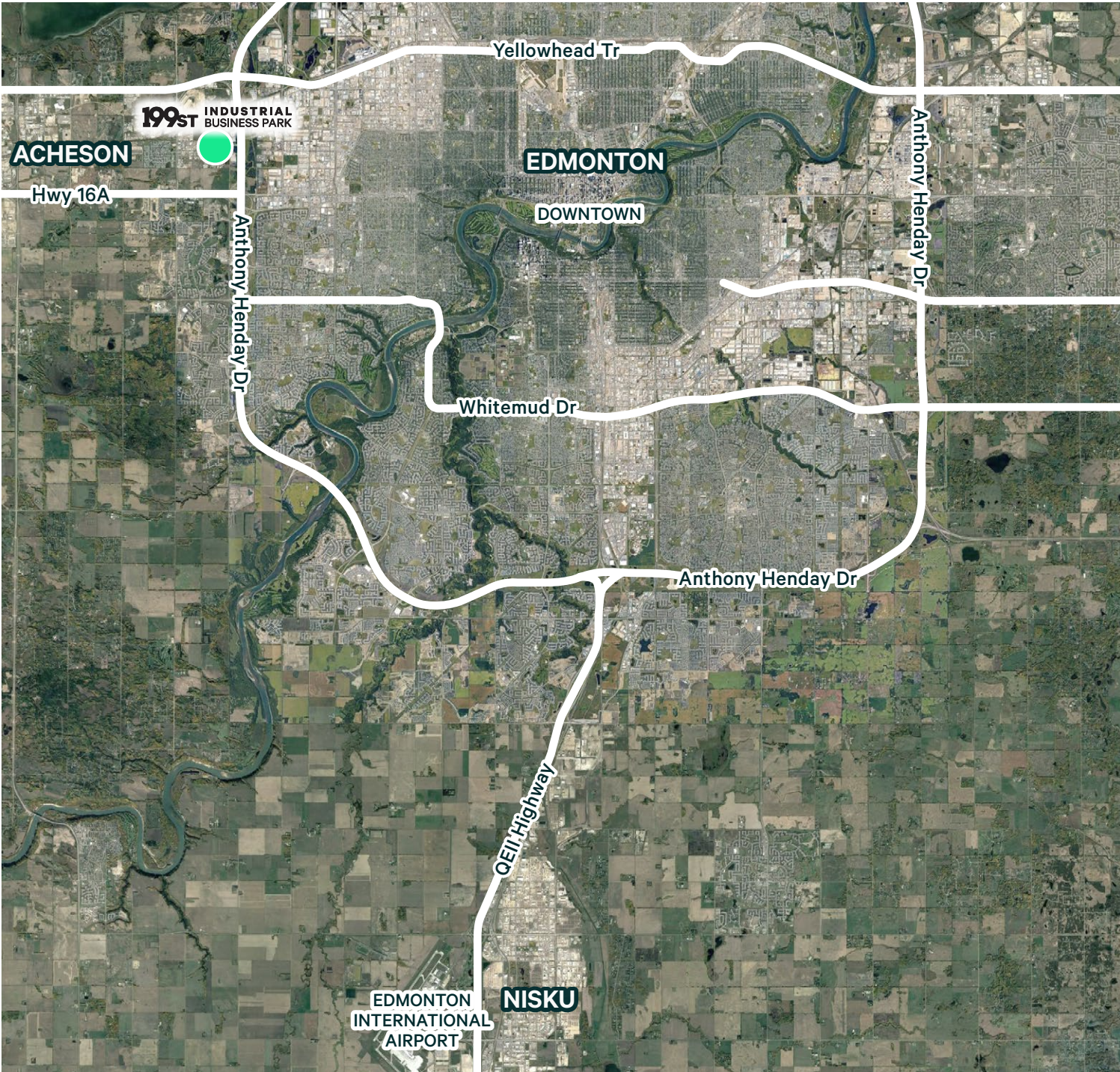
to Yellowhead Trail

24 Min

to Downtown Edmonton

25 Min

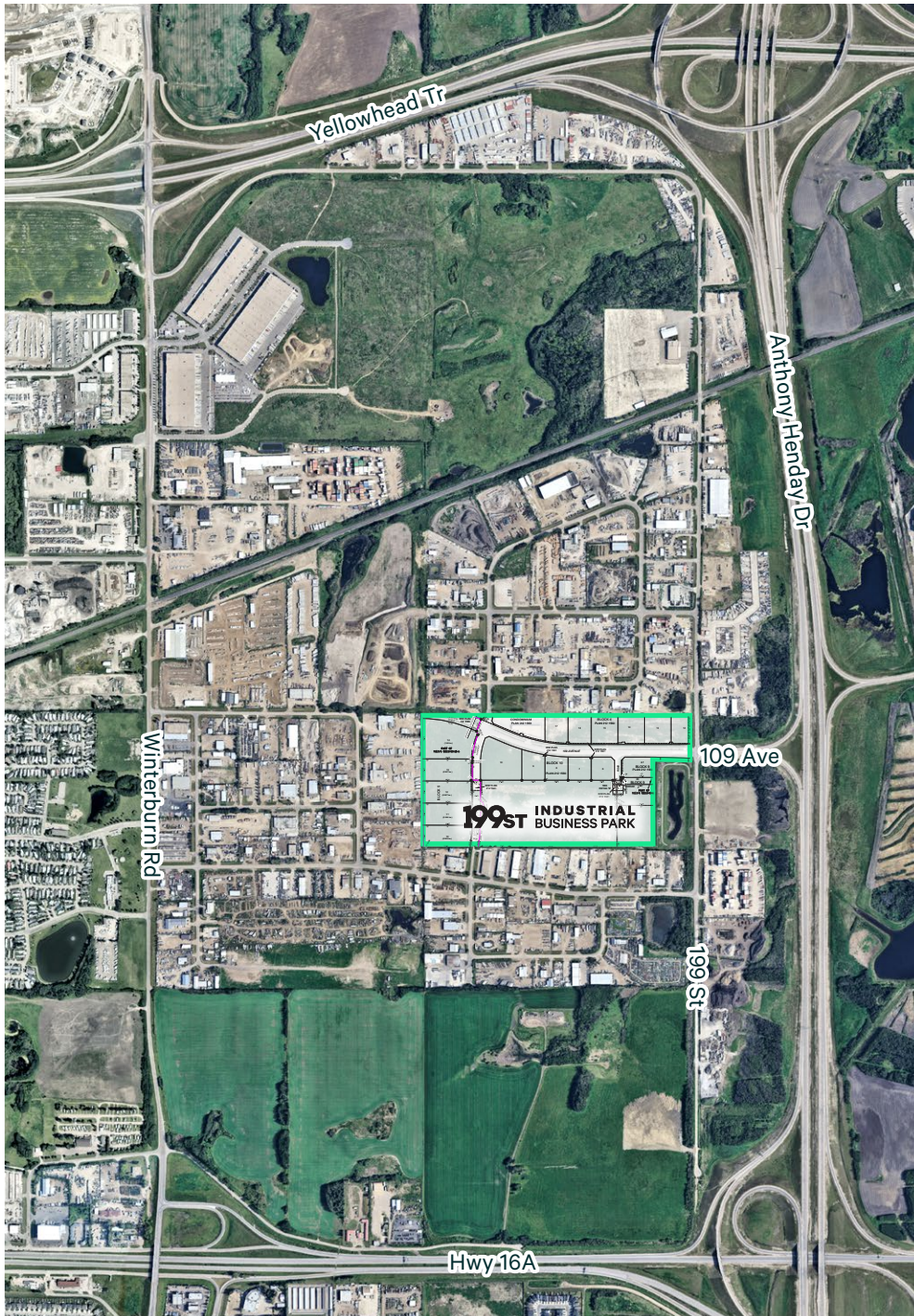
to Edmonton International Airport



199th Street Business Park

109th Avenue & 199th Street | Edmonton, Alberta

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*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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