

FOR SALE OR LEASE
1.33 Acres±
Industrial Land



INDUSTRIAL LAND

13341 - 149 Street

Edmonton, Alberta

Property Features

- 1.33 Acres± ready for build to suit or storage yard
- IB zoning allows for flexible range of users
- Great location, situated in the heart of the Bonaventure Industrial park
- Full municipal services
- Quick access to St. Albert Trail, 137th Avenue, Yellowhead Trail and Anthony Henday Drive

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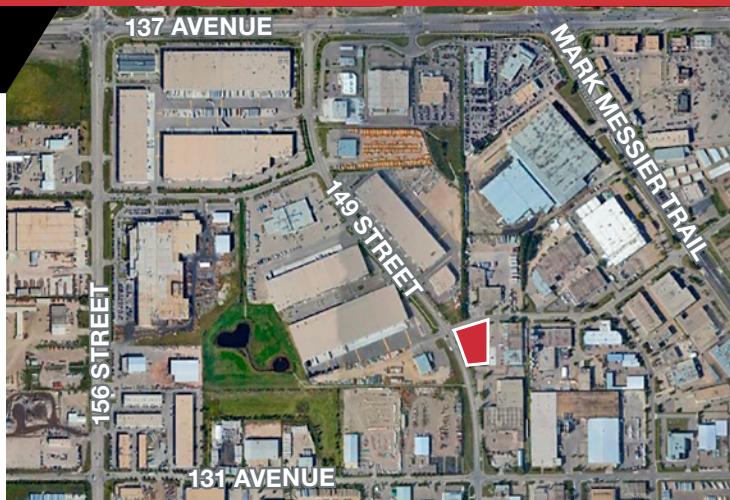
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SIZE	1.33 acres±
LEGAL DESCRIPTION	Plan 1421605, Block 11, Lot 24A
ZONING	Business Employment (BE)
AVAILABLE	Immediately
LEASE RATE	\$1.10/sq.ft./annum
PROPERTY TAXES	\$30,284.95 (2023) (\$0.52/sq.ft.)
SALE PRICE	\$1,200,000 \$1,100,000