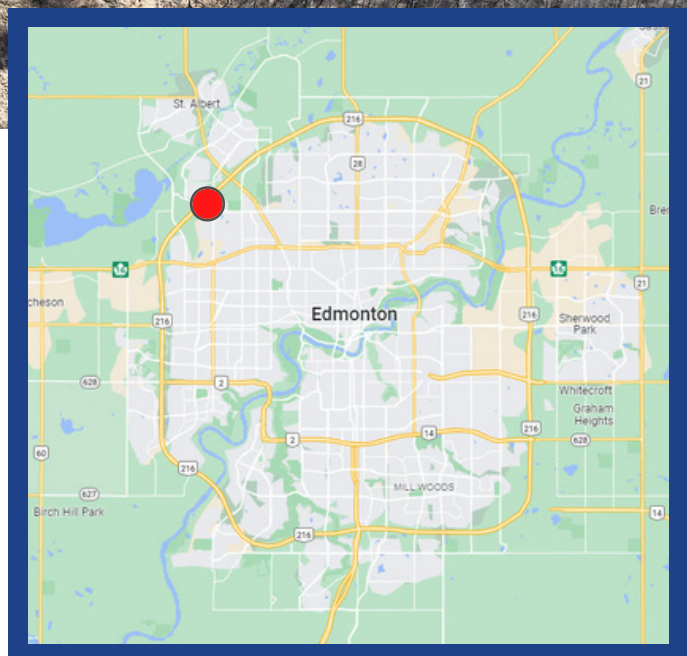




FOR SALE

NEGOTIABLE VENDOR FINANCING



NORTHWEST DEVELOPMENT LAND 26.76 ACRES

13704, 13850 - 170 Street, Edmonton, AB

PROPERTY HIGHLIGHTS

- **Prime Location at the intersection of 170 Street & 137 Avenue**
- **Within the rapidly developing Mistatim industrial Subdivision**
- **Close proximity to major logistics and distribution facilities and CN Intermodal**
- **Visibility to Anthony Henday and 1km from future interchange**



13704, 13850 - 170 STREET NW

FOR SALE

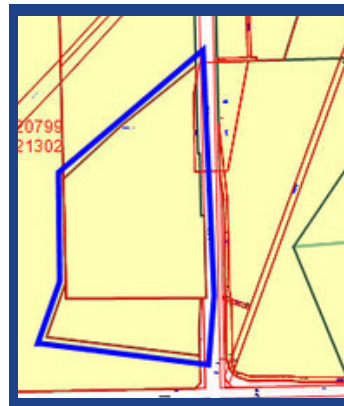
PROPERTY OVERVIEW

One of a limited selection of large parcel opportunities remaining in NW Edmonton in a high-visibility location and in close proximity to major transportation routes. Majority Leased with holding income.



PROPERTY DETAILS:

Asking Price:	Market
Size:	26.76 Acres
Current Zoning:	IB - Industrial Business
Subdivision:	Mistatim
Other Features:	Fenced, Graveled
Existing Income:	Available with NDA



Two separately titled lots:

Legal: North Property
Plan 5834HW, Parcel (A) 20.71 Acres

Legal: South Property
Sec.28, Tshp.53, Rge.25 6.05 Acres

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