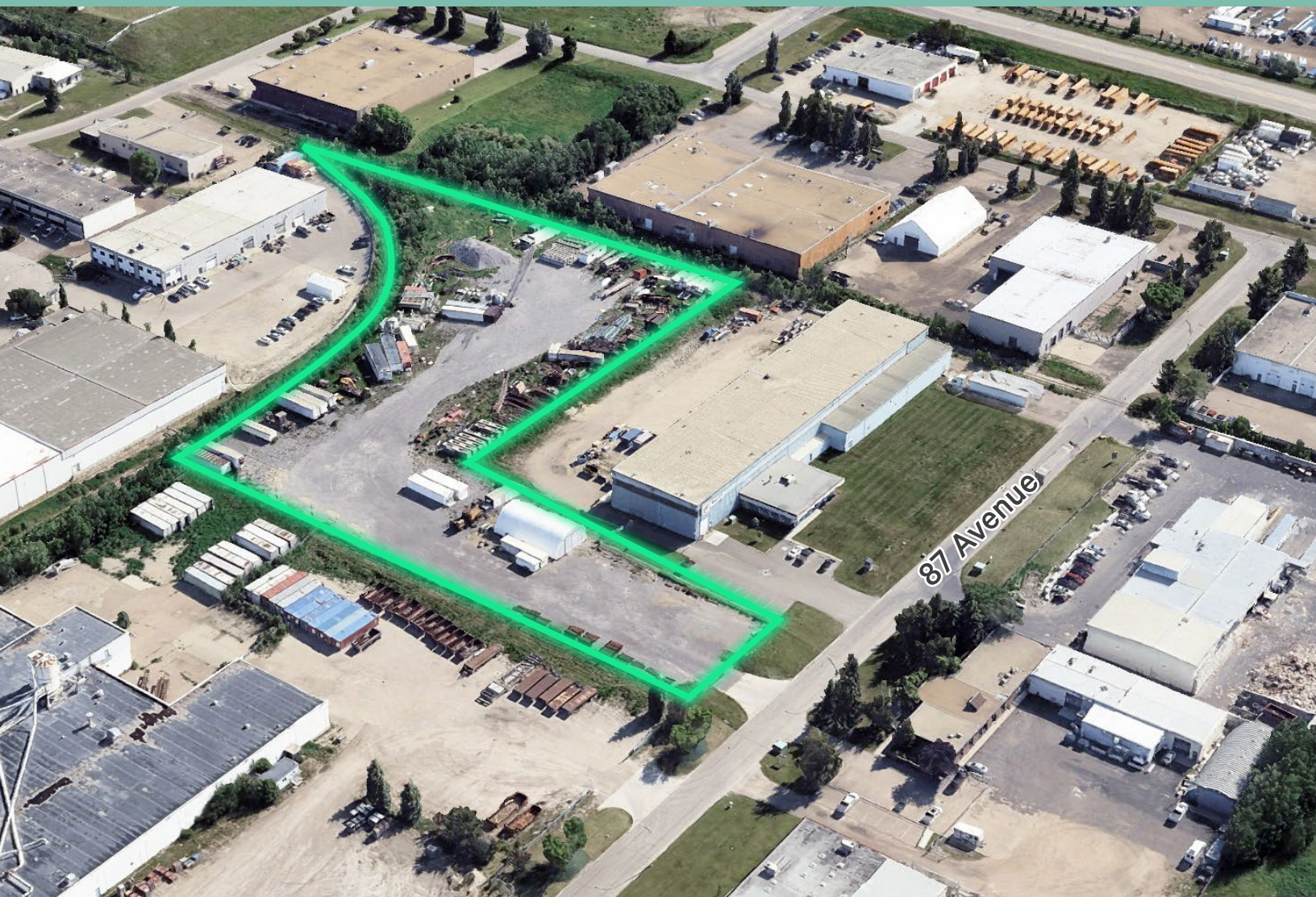


Prime Industrial Land Site

2028 - 87th Avenue
Edmonton, Alberta
www.cbre.ca

4.37 Acres | IM Zoning



Prime Industrial Land Site

2028 - 87th Avenue | Edmonton, Alberta



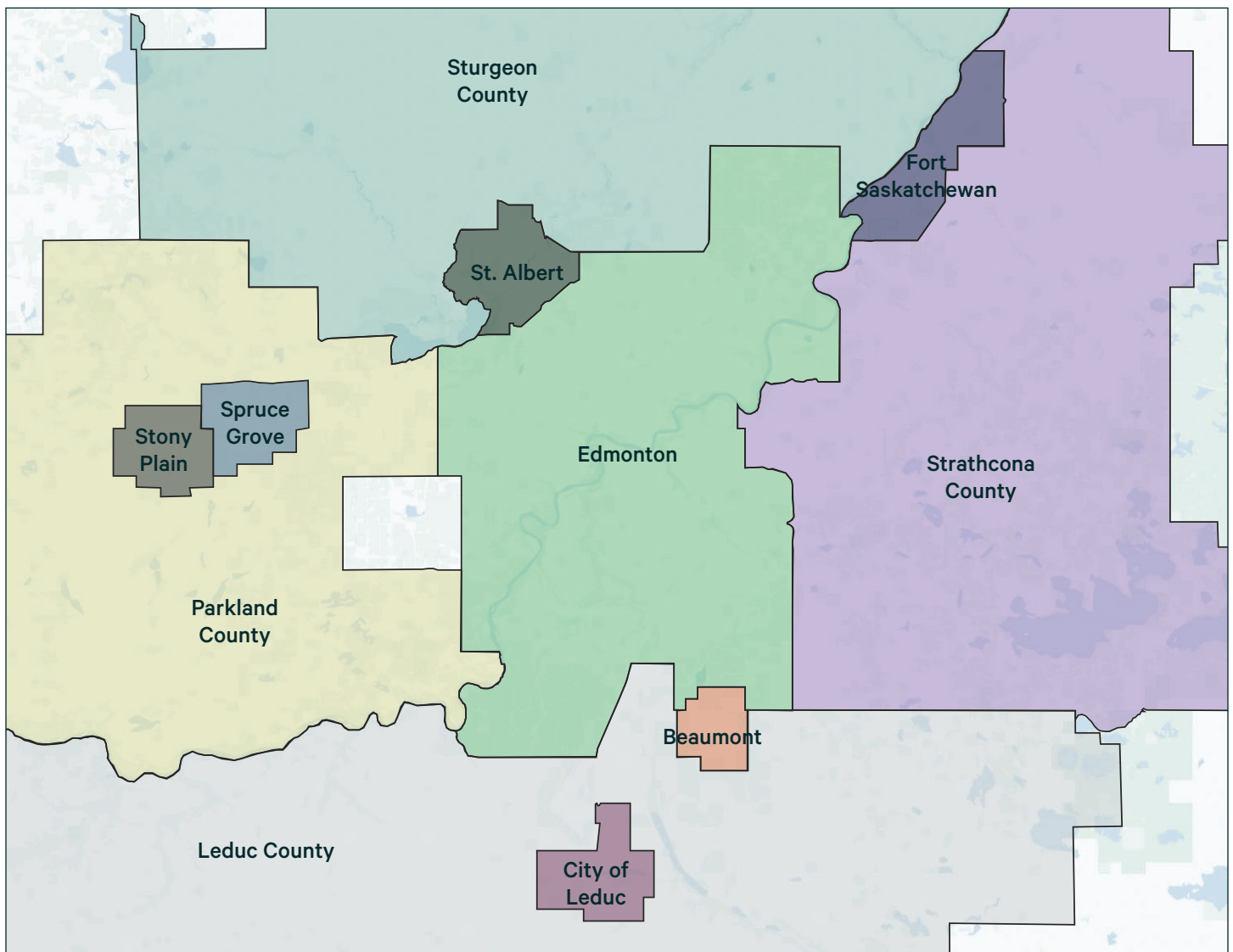
Property Features

This property features a fully graveled and fenced yard, ideal for a range of industrial users. Included in the sale is a 40' x 60' covered, enclosed Quonset, providing functional on-site storage or workspace. The site presents an excellent opportunity for a landscaping company, yard storage operator, or trucking/transportation group seeking a well-located and versatile facility. Positioned within the Henday Ring Road yet falling under Strathcona County jurisdiction, the property benefits from below-Edmonton tax rates, offering significant cost savings, all while being attractively priced below market.

| | |
|------------------|------------------------------------|
| Legal Address | Plan 3328TR; Block 3; Lot 6 |
| Zoning | IM - Medium Industrial |
| Site Size | 4.37 Acres |
| Site Preparation | Graveled & compacted, fully fenced |
| Taxes (2025) | \$22,784.67 |
| Sale Price | \$2,200,000 |
| Available | Immediately |

Greater Edmonton Area 2026 Mill Rates

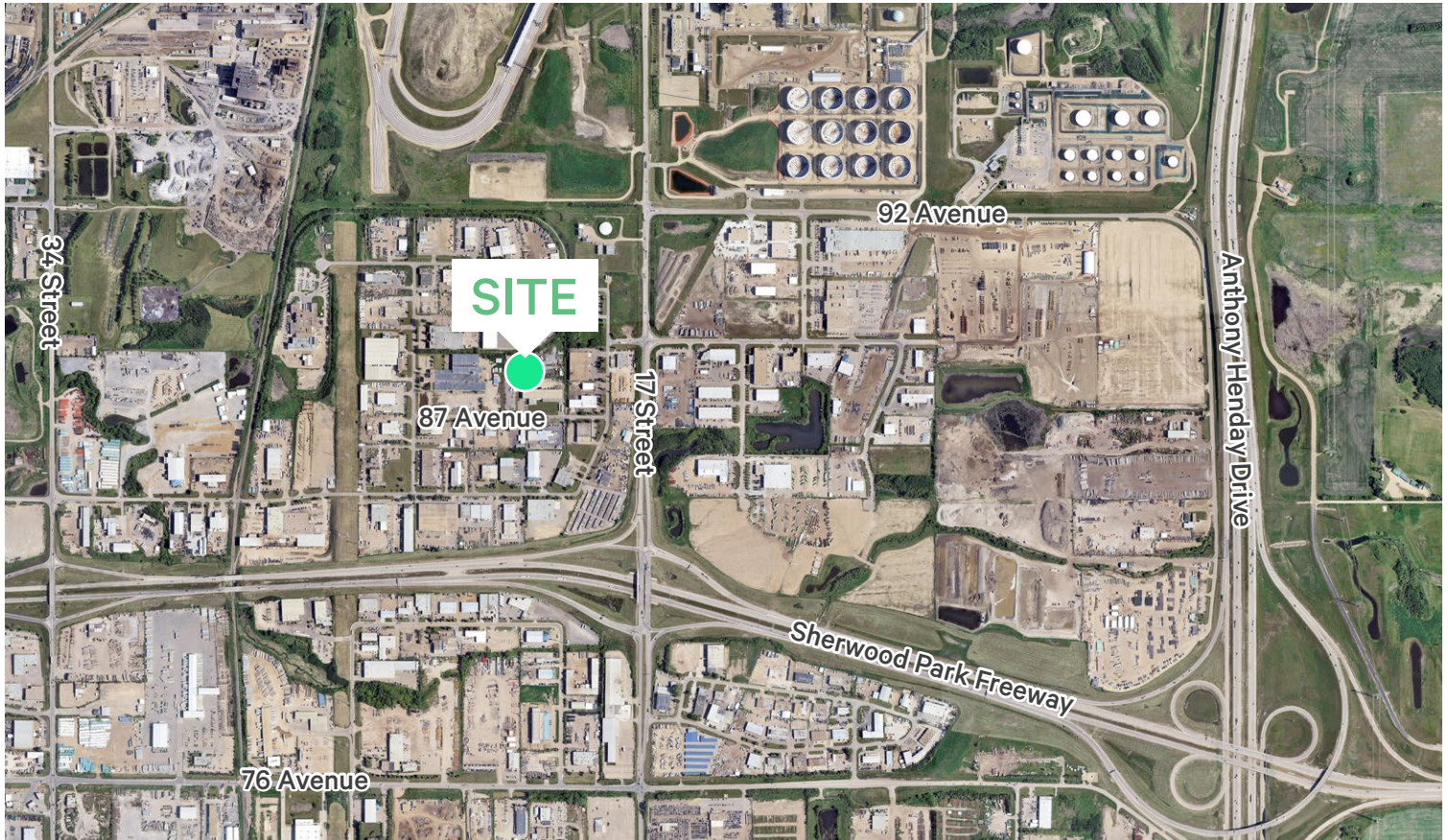
| | 2026 Property Assessment | 2026 Non-Residential Mill Rate | 2026 Designated Industrial Property Tax Requisition | 2026 Total Industrial Property Mill Rate | 2026 Total Tax |
|-------------------|--------------------------|--------------------------------|---|--|----------------|
| Edmonton | \$1,000,000 | 29.2663 | 0.0728 | 29.3391 | \$29,339.10 |
| St. Albert | \$1,000,000 | 17.5869 | 0.0728 | 17.6597 | \$17,659.70 |
| Strathcona County | \$1,000,000 | 15.0823 | 0.0728 | 15.1551 | \$15,155.10 |
| Spruce Grove | \$1,000,000 | 15.0079 | 0.0728 | 15.0807 | \$15,080.70 |
| Fort Saskatchewan | \$1,000,000 | 14.9196 | 0.0728 | 14.9924 | \$14,992.40 |
| Leduc | \$1,000,000 | 14.3700 | 0.0728 | 14.4428 | \$14,442.80 |
| Stony Plain | \$1,000,000 | 13.7343 | 0.0728 | 13.8071 | \$13,807.10 |
| Parkland County | \$1,000,000 | 13.6828 | 0.0728 | 13.7556 | \$13,755.60 |
| Beaumont | \$1,000,000 | 13.4596 | 0.0728 | 13.5324 | \$13,532.40 |
| Sturgeon County | \$1,000,000 | 11.7269 | 0.0728 | 11.7997 | \$11,799.70 |
| Leduc County | \$1,000,000 | 11.1171 | 0.0728 | 11.1899 | \$11,189.90 |



Prime Industrial Land Site

2028 - 87th Avenue | Edmonton, Alberta

For Sale



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*Lead Broker

*(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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