

Significant Price Reduction

Henday Industrial Park

Industrial Land Sale Opportunity

Yellowhead Trail & Winterburn Road
Edmonton, Alberta

Lots from 2.00 - 9.94 Acres | Flexible Zoning



Henday Industrial Park

Yellowhead Trail & Winterburn Road | Edmonton, Alberta

Site Plans

Buildings For Illustrative Purposes Only



Property Details

Site 5

| | |
|-------------------|--|
| Municipal Address | 21410 - 114 th Avenue |
| Legal Address | Plan 1523347; Block 2; Lot 2 |
| Zoning | IM - Medium Industrial |
| Site Size | 2.00 Acres |
| Services | Fully serviced |
| Sale Price | \$725,000 / Acre \$845,000 / Acre |

Site 6

| | |
|-------------------|--|
| Municipal Address | 21110 - 114 th Avenue |
| Legal Address | Plan 1523347; Block 2; Lot 4 |
| Zoning | IM - Medium Industrial |
| Site Size | 9.94 Acres |
| Services | Fully serviced |
| Sale Price | \$665,000 / Acre \$795,000 / Acre |

Site 7 PENDING

| | |
|-------------------|----------------------------------|
| Municipal Address | 21204 - 115 th Avenue |
| Legal Address | Plan 1523347; Block 1; Lot 3 |
| Zoning | BE - Business Employment |
| Site Size | 4.64 Acres |
| Services | Fully serviced |

The Henday Industrial Park Advantage

Henday Industrial Park is uniquely positioned to capture the tremendous growth within Edmonton's industrial market and offers the ability to densify over time in the city's most desirable industrial node.

The property offers access and connectivity to all quadrants of the city through proximity to major roadways including Anthony Henday Drive, Stony Plain Road and Whitemud Drive freeway. Immediate access to Yellowhead Trail, a major freeway within the City of Edmonton becoming part of the Yellowhead Highway, will be integral to the movement of goods from Winnipeg to the coast of British Columbia.



Flexible Zoning



Edmonton's Most Desirable Industrial Node



Lots From 2.00 Acres - 9.94 Acres



20 Minutes To Downtown Edmonton



Excellent Access To Anthony Henday Drive



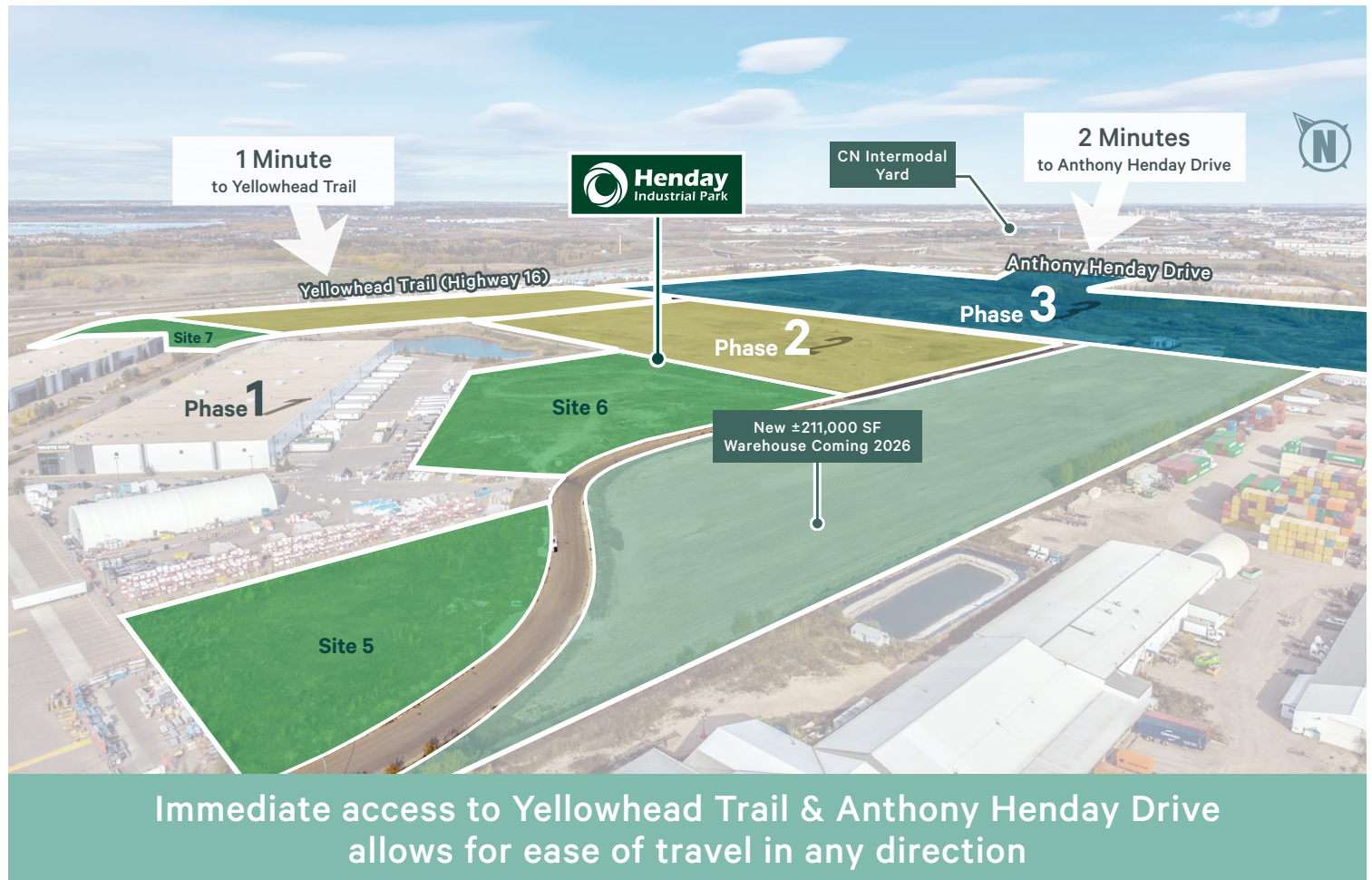
Immediate Access To Yellowhead Trail



Henday Industrial Park

Yellowhead Trail & Winterburn Road | Edmonton, Alberta

For Sale



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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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