



Colliers



FOR SALE

5.93 acres of industrial land
in Winterburn Industrial Park

20404 113 Avenue, Edmonton | AB

Property Overview

20404 113 Avenue | Edmonton, AB

Boasting 5.93-acres, this parcel is located in the heart of Winterburn Industrial Park, one of northwest Edmonton's most sought-after industrial hubs. This strategically positioned site fronts directly onto 113th Avenue, offering excellent visibility and accessibility.

Upgraded with gravel surfacing and fully fenced with a sliding lock gate, the property is ready for immediate use and provides enhanced security for your operations.

Its location offers seamless connectivity to Edmonton's major transportation corridors, including Anthony Henday Drive (Ring Road), Yellowhead Trail and Highway 16A.

Additionally, the site flanks the CN railway, providing it with the possibility for businesses requiring multimodal transport options. This opportunity offers the space, infrastructure, and location to support your growth.

MUNICIPAL ADDRESS 20404 113 Avenue, Edmonton AB T5B 1N8

LEGAL ADDRESS Plan 7822069, Block 1, Lot 5

SITE AREA 5.93 acres

ZONING Medium Industrial (IM)

PROPERTY TAX \$60,474.65 (2025)

SITE IMPROVEMENTS Graveled & fenced with sliding lock gate

SERVICES Rural standard (power & gas to the property line)

SALE PRICE \$2,950,000 (\$497,470 per acre)

AVAILABILITY Immediately





COLLIERSCANADA.COM

Contact

For more information about this offering, please contact:

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