



STRATEGICALLY LOCATED INDUSTRIAL LAND FOR SALE

5903- 66A Avenue, Edmonton

Strategic location

- Immediate access to 50th Street and 75th Street, two major arterial roadways
- Only minutes away from major transportation routes including Anthony Henday Drive, Whitemud Drive and Sherwood Park Freeway

Benefit from neighbouring businesses

- Situated in the heart of the south Edmonton industrial areas in the middle of two of south Edmonton's largest industrial parks
- Complimentary neighbouring businesses make your location a one stop shop

Build opportunities include

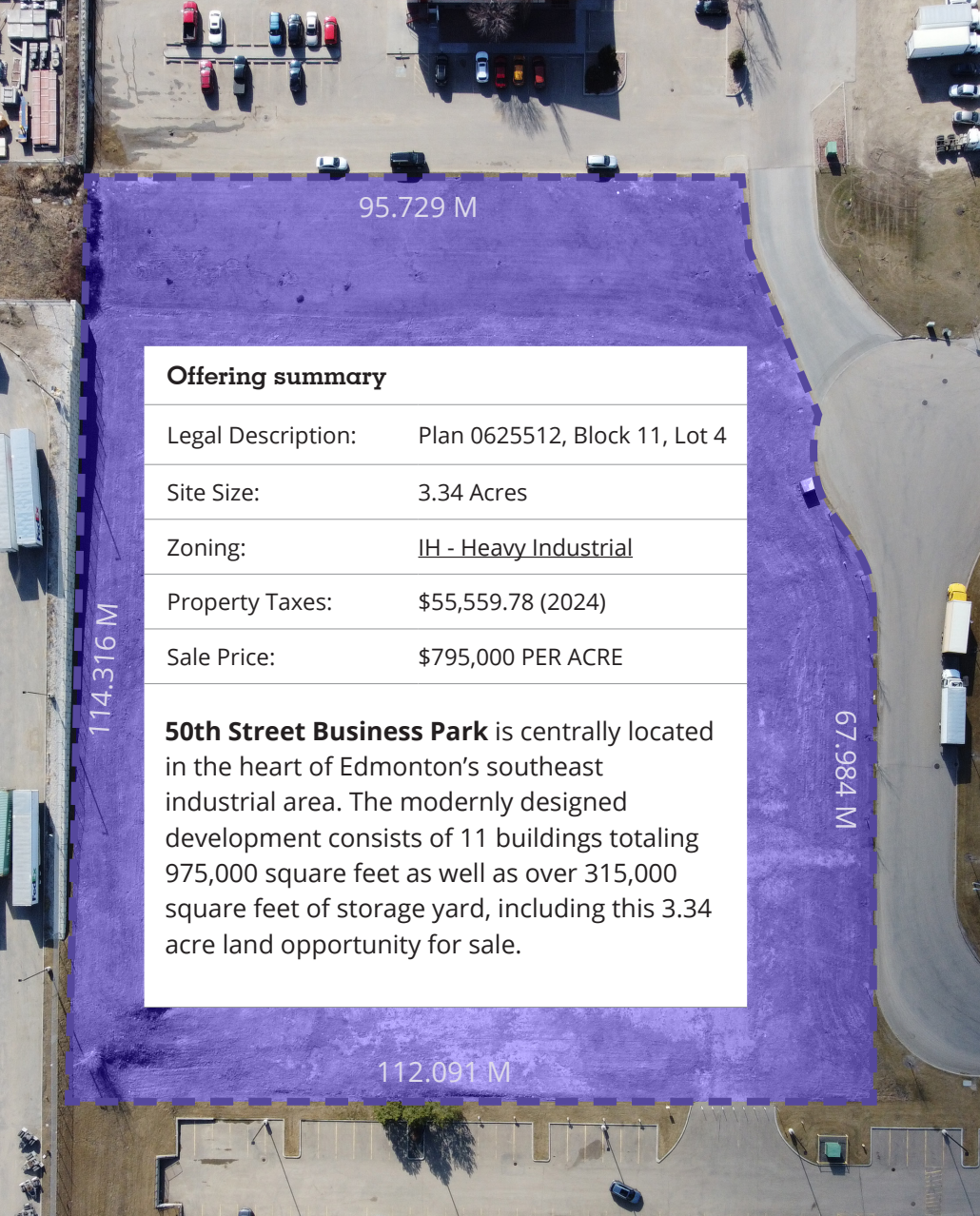
- Can accommodate building sizes of 40,000 up to 60,000 sf
- The vendor can provide development management and construction services

- Vendor would be interested in a build-to suit and can provide pricing upon request

Property details

- Fully serviced to property line
- Zoning (Heavy Industrial Zone) users include:
 - Manufacturing
 - Distribution
 - Storage
 - General industrial uses





Offering summary

Legal Description: Plan 0625512, Block 11, Lot 4

Site Size: 3.34 Acres

Zoning: IH - Heavy Industrial

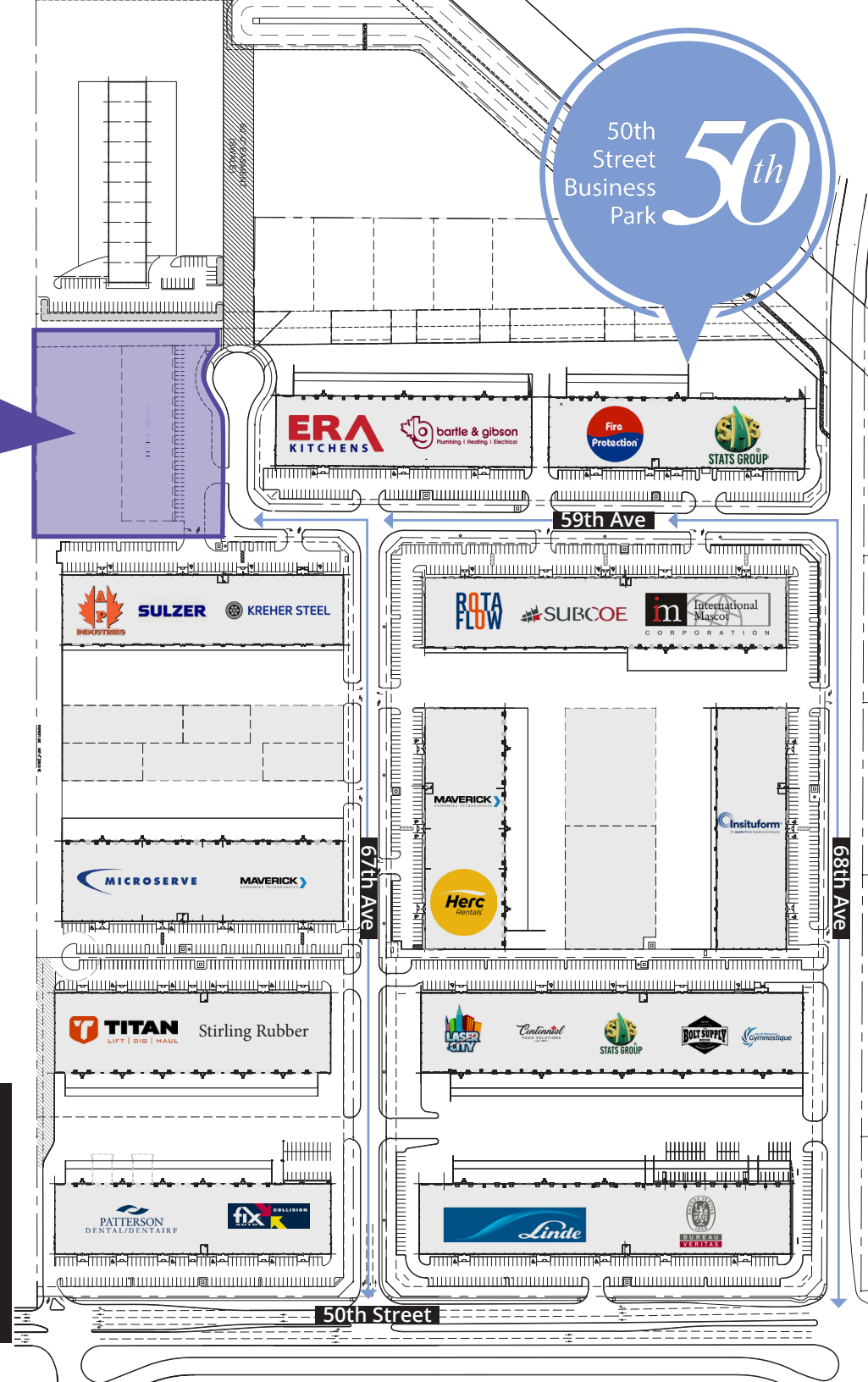
Property Taxes: \$55,559.78 (2024)

Sale Price: \$795,000 PER ACRE

50th Street Business Park is centrally located in the heart of Edmonton's southeast industrial area. The modernly designed development consists of 11 buildings totaling 975,000 square feet as well as over 315,000 square feet of storage yard, including this 3.34 acre land opportunity for sale.

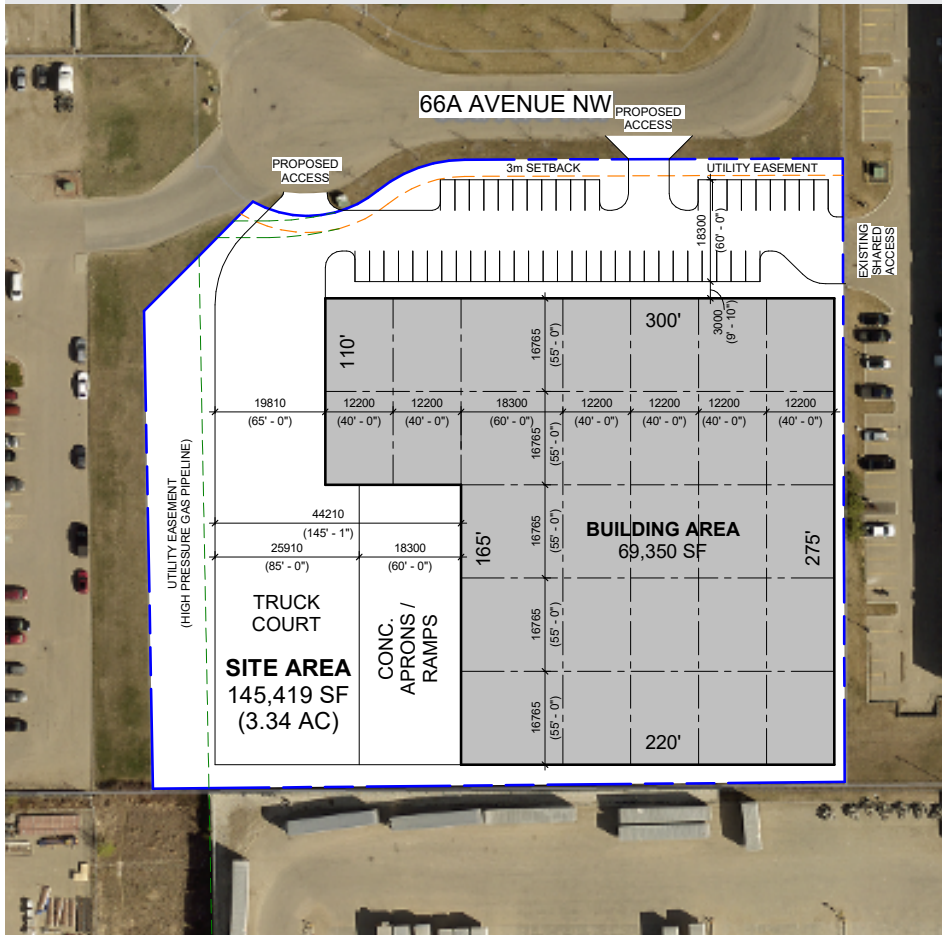
50TH STREET BUSINESS PARK ARCHITECTURAL DESIGN GUIDELINES

Architectural guideline approval by the Master Project Developer must be obtained prior to city permit applications.

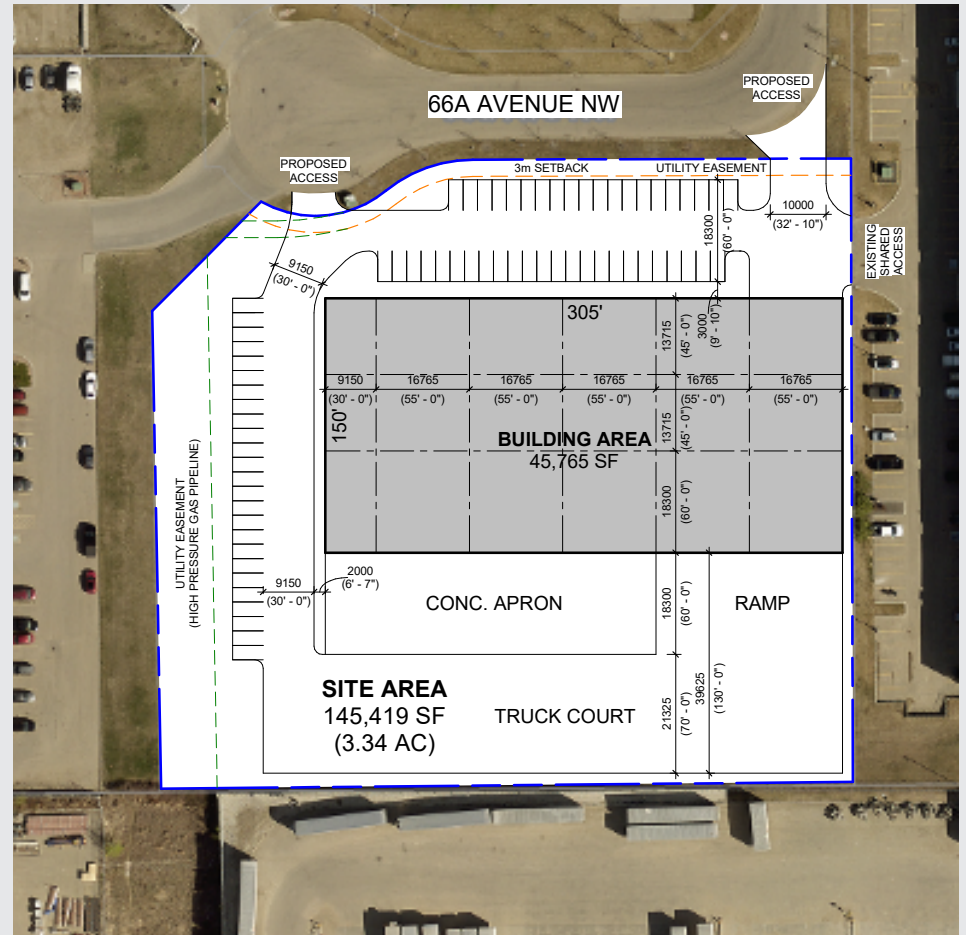


SITE PLAN OPTIONS

Option A

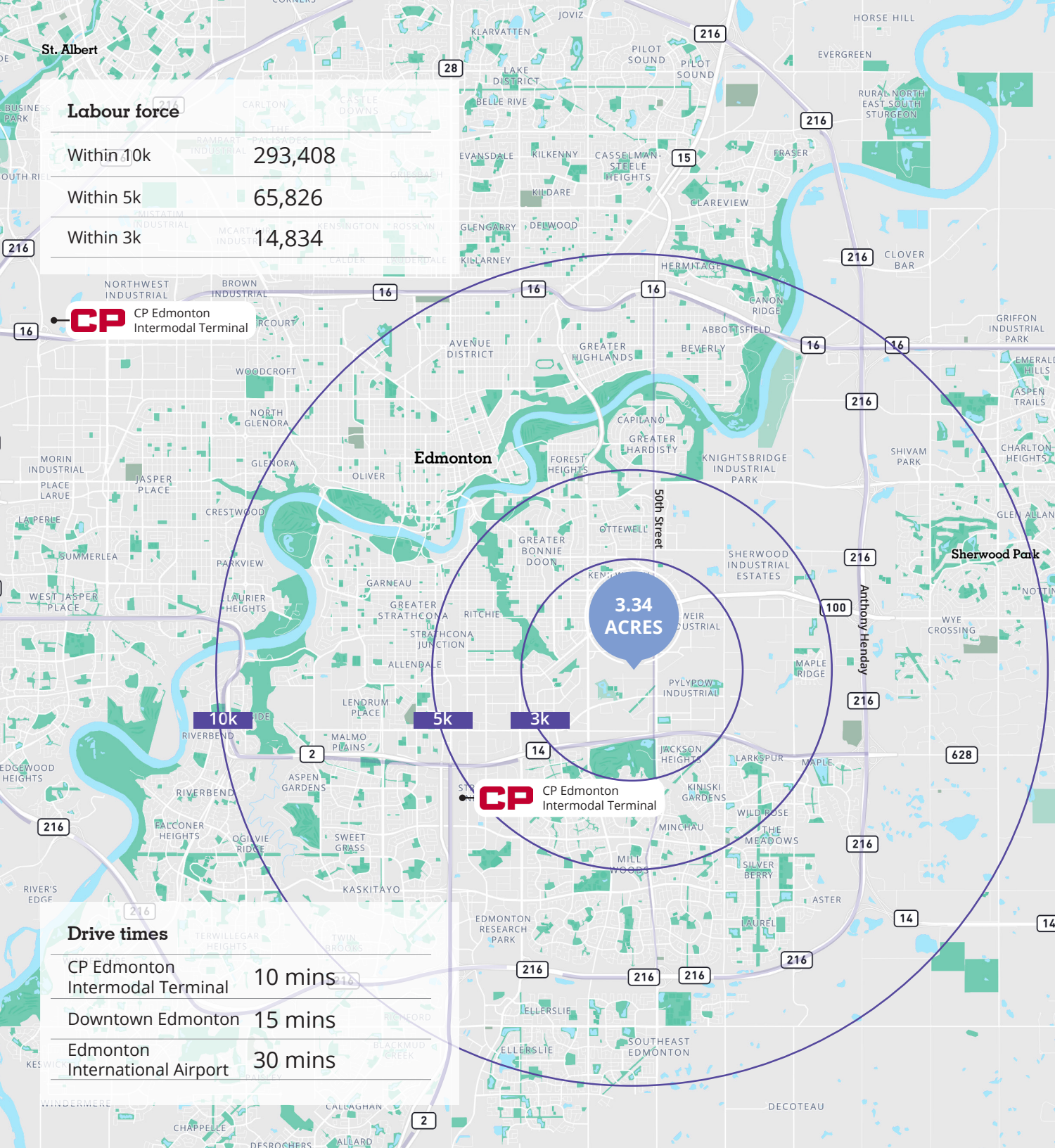


Option B



BUILDING AREA: 69,350 sf
 SITE COVERAGE: 47.7%
 PARKING PROVIDED: 48 STALLS

BUILDING AREA: 45,765 sf
 SITE COVERAGE: 31.5%
 PARKING PROVIDED: 69 STALLS



Labour force

Within 10k	293,408
Within 5k	65,826
Within 3k	14,834

CP CP Edmonton Intermodal Terminal

3.34 ACRES

CP CP Edmonton Intermodal Terminal

Drive times

CP Edmonton Intermodal Terminal	10 mins
Downtown Edmonton	15 mins
Edmonton International Airport	30 mins

FOR MORE INFORMATION

Thomas Ashcroft, SIOR

Principal
 +1 780 990 5364
 thomas.ashcroft@avisonyoung.com

Colin Ludwig

Principal
 +1 780 995 5404
 colin.ludwig@avisonyoung.com

Rob Iwaschuk

Principal
 +1 780 907 0554
 rob.iwaschuk@avisonyoung.com

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