



FOR SALE



3.02 ACRE DEVELOPMENT SITE

14620 Mark Messier Trail

PROPERTY HIGHLIGHTS

- **High Exposure Development Site**
- **Large Daily Traffic Volume**
- **Excellent Access To Major**

Arterials And Transportation

Corridors

- **Cost-Effective High Visibility Site**

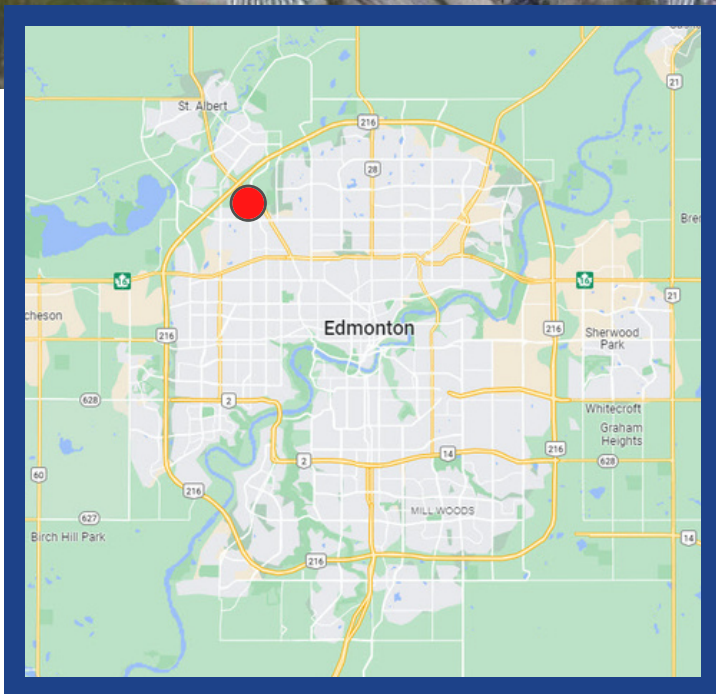


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14620 MARK MESSIER TRAIL

FOR SALE

3.02 acres of development land with direct access to and directly facing Mark Messier Trail (St. Albert Trail)



PROPERTY DETAILS:

Asking Price	\$2,300,000
Price Per Acre	\$761,589
Size	3.02 Acres
Dimensions	660' x 200' (approx.)
Zoning	IB (Industrial Business) with Major Commercial Corridor Overlay
Subdivision	Mistatum Industrial
Legal Description	Lot (B), Block (B), Plan 3054HW
Traffic Count	37,200 VPD
Other Info	Phase I & Topographical Survey available

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