

**FOR SALE OR LEASE**  
**1.33 Acres±**  
**Industrial Land**



## INDUSTRIAL LAND

**13341 - 149 Street**

Edmonton, Alberta

### Property Features

- 1.33 Acres± ready for build to suit or storage yard
- BE (Business Employment) Zoning
- Great location, situated in the heart of the Bonaventure Industrial park
- Full municipal services
- Quick access to St. Albert Trail, 137th Avenue, Yellowhead Trail and Anthony Henday Drive

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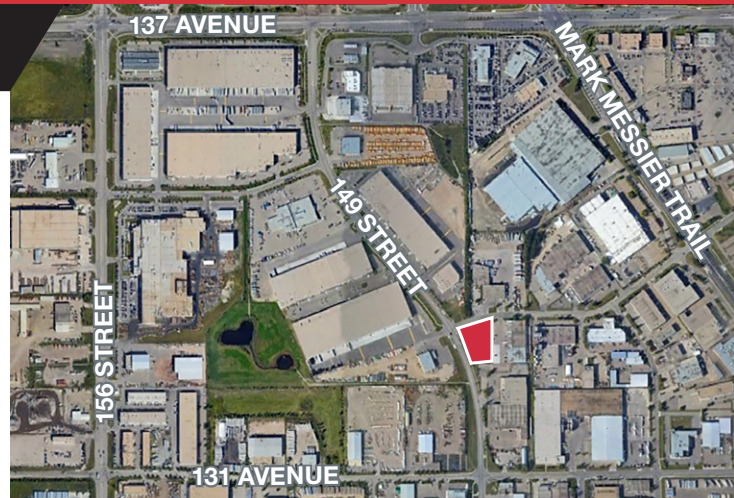
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|                   |   |
|-------------------|---|
| SIZE              | 1.33 acres±                               |
| LEGAL DESCRIPTION | Plan 1421605, Block 11, Lot 24A           |
| ZONING            | Business Employment (BE)                  |
| AVAILABLE         | Immediately                               |
| LEASE RATE        | \$1.10/sq.ft./annum                       |
| PROPERTY TAXES    | \$36,160.38 (2025) (\$0.62/sq.ft.)        |
| SALE PRICE        | <del>\$1,200,000</del> <b>\$1,100,000</b> |