

FOR SALE OR LEASE



WHITE INDUSTRIAL LAND

18961 118A Avenue Edmonton, AB

PROPERTY INFORMATION

14.25 ACRES INDUSTRIAL LAND SALE

PRICE: ~~\$675,000~~ **\$590,000** PER ACRE

RATE: FROM **\$1.00 PSF**

FOR MORE INFORMATION OR TO VIEW,
PLEASE CONTACT:
Gurveen Bindra, Sales Representative, CHIA
C: 306-221-1322
O: 780.818.2000
gurveen.bindra@royallepage.ca

The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

#201, 6043 Andrews Way SW Edmonton, Alberta, T6W 3S9

PROPERTY INFORMATION

- Located in White Industrial
- Ready for immediate development
- Full municipal services available
- Excellent access to Anthony Henday Drive, Yellowhead Trail and 184 Street
- Access and egress via all directional interchange
- Outstanding proximity to CN Intermodal facility
- Environmental reports available
- The site is graded and gravelled

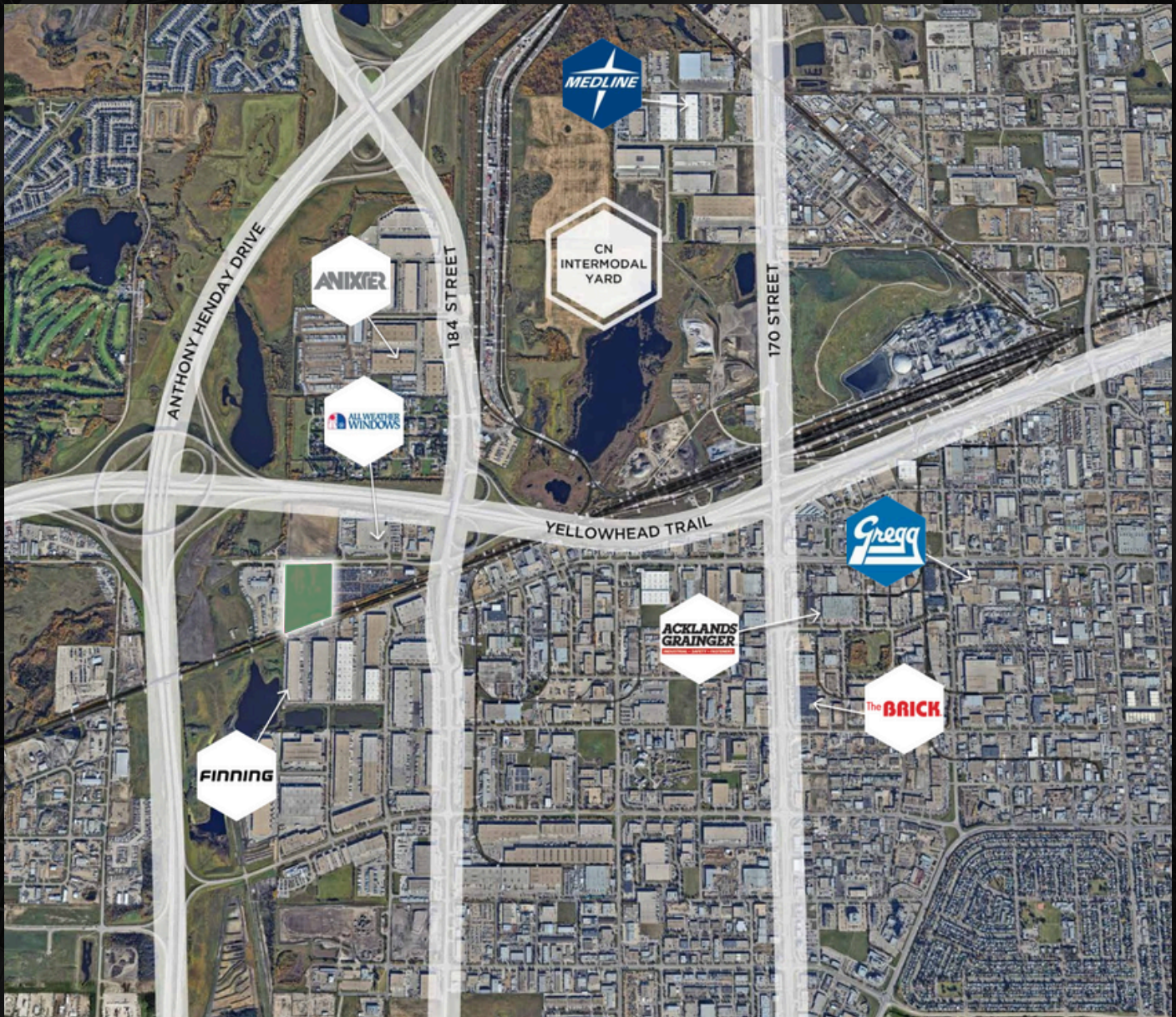
PROPERTY DETAILS

- **Municipal Address:** 18961 118 A Avenue
- **Legal Description:** NE ¼ 8-53-25 W4 IM -
- **Zoning:** Industrial Medium
- **Taxes:** \$139,174.18 (2023) Includes Local Improvements
- **Asking Price:** From \$590,000 per Acre
- **Lease Rate:** From \$1.00 SF

SITE AERIAL



SITE LOCATION



Excellent Access to Anthony Henday Ring Road, Yellowhead Trail and Highway 16A



Located in White Industrial



The site is graded and gravelled



Full municipal services available

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SITE IMAGES



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