

FOR SALE

NAI Commercial

8TH STREET MAPLE RIDGE DEVELOPMENT OPPORTUNITY



**PRICE
REDUCED!**
NOW: \$570,000 PER ACRE

6510 - 8 STREET | EDMONTON, AB | 3.76 ACRES LAND

PROPERTY HIGHLIGHTS

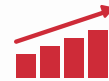
- 3.76 acres± of industrial land
- Compacted gravel throughout entire site
- Access to major roadways such as Anthony Henday Drive, Sherwood Park Freeway, Whitemud Drive and 17 Street

JULIE LAM

Senior Associate
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62,111
DAYTIME POPULATION



2.5%
ANNUAL GROWTH 2023 - 2033



38,721 EMPLOYEES 2,478 BUSINESSES



\$1.9B
TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS



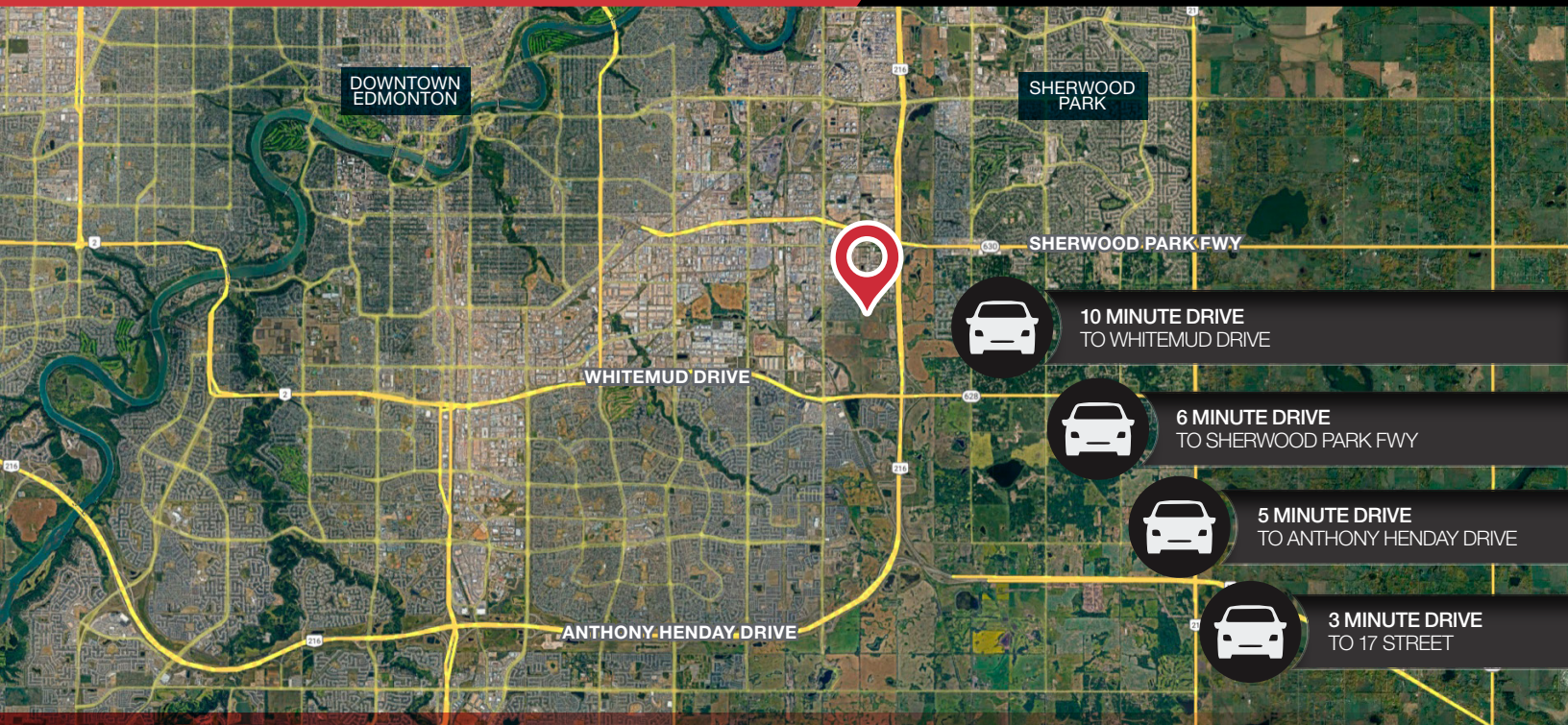
NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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NAIEDMONTON.COM



ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan 138KS, Lot 7
ZONING	DC1
SIZE	3.76 acres±
AVAILABLE	Immediately
NEIGHBOURHOOD	Maple Ridge Industrial
TENANT IMPROVEMENT ALLOWANCE	Negotiable
PROPERTY TAXES	\$44,026.38 (2023)
SALE PRICE	\$2,600,000 REDUCED TO \$2,143,200 (\$570,000 per acre)



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