

# FOR SALE

## 4.325 ACRES INDUSTRIAL LAND

3400 68 Avenue NW, Edmonton, AB



### HIGHLIGHTS

- 4.325 acres ± industrial land for sale
- 6 buildings
- Majority of the yard is prepped and graveled (pipe yard)
- Excellent access to Sherwood Park Freeway, Anthony Henday and Whitemud Drive
- Great south Edmonton location
- Zoned IM
- Gas and electricity on property, water along 34 Street

#### MARCUS SCHWABE

Senior Associate

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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.



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## 6 Buildings on Site

- (5) 1,900 sq ft ± buildings on concrete slab with power, 2 are heated
- (1) 450 sq ft ± office trailer with natural gas and power

## Property Details & Financials

ADDRESS	3400 68 Avenue NW, Edmonton, Alberta
LEGAL DESCRIPTION	Plan: 5129AJ; Block: 1
UTILITIES	Natural gas and electricity on site Water along 34 Street
ZONING	IM ( <a href="#">Medium Industrial</a> )
SITE SIZE	4.325 Acres ±
SALE PRICE	<b>\$4,200,000.00</b>
POSSESSION	July 1, 2026



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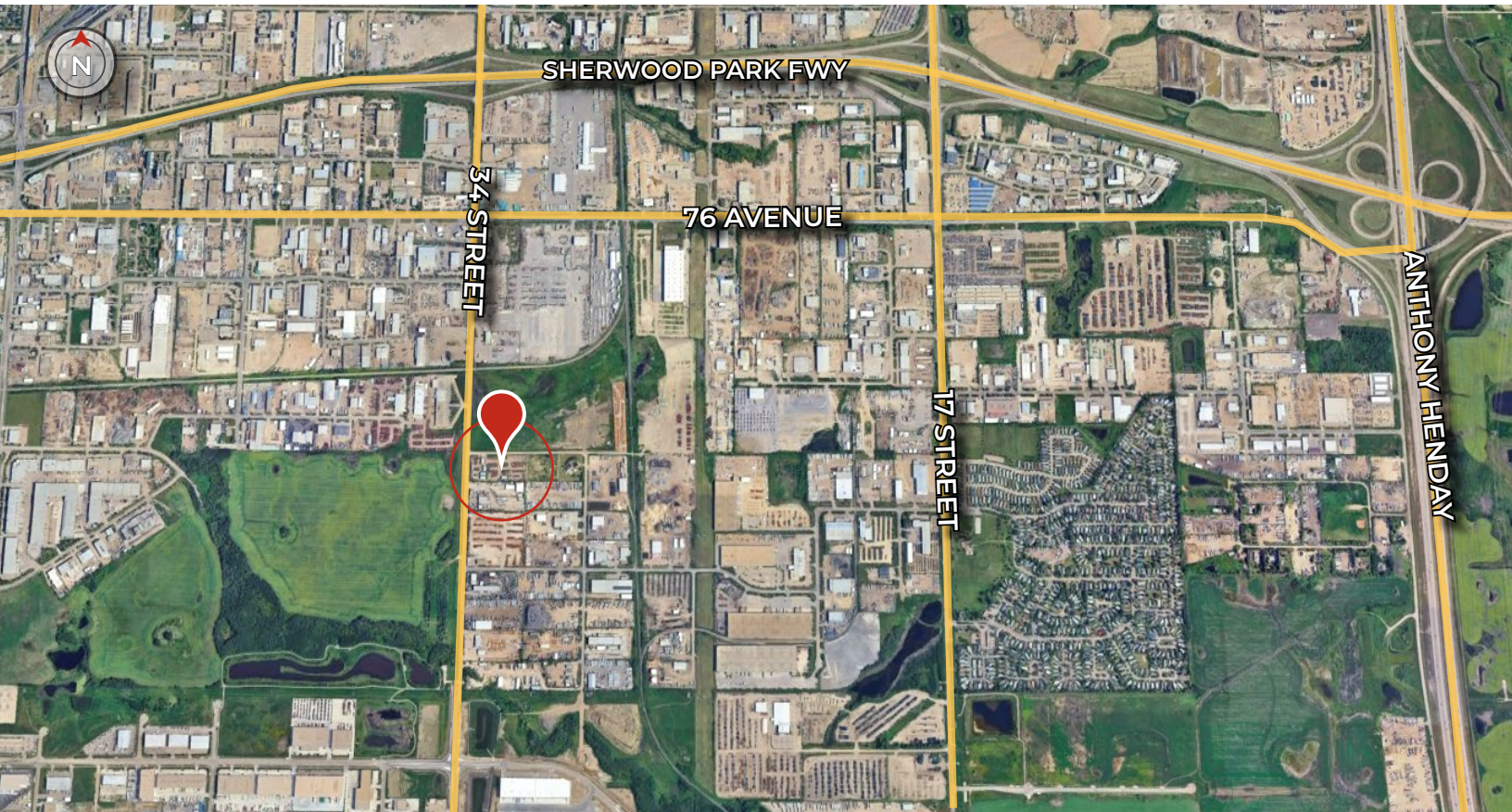
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## Property Location



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- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

## Marcus Schwabe, BSc. BEd, Senior Associate,



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Marcus joined the brokerage in 2014 with a background in management, education, home building and healthcare. His diverse experience provides him with a vast network of contacts across an array of sectors and offers him, and his clients, an advantage to help turn your lease, purchase or sale into a positive business decision.

As a Senior Associate at Royal Park Realty, Marcus Schwabe, offers expertise in the sale and leasing of retail, office, land, industrial and multi-family properties within the greater Edmonton area and throughout Alberta. Marcus understands that the business of real estate starts with developing strong relationships. Part of this process includes demystifying the sales or leasing transactions and providing customer centric service.

For multiple years, Marcus has been honoured to receive awards for the highest overall transaction volume for industrial leasing. These awards are from the CoStar Group, a provider of information, analytics and marketing services to the commercial property industry in the United States, Canada, United Kingdom, France, Germany and Spain.

Marcus has lived in the Edmonton area for more than 50 years. He holds Bachelor of Science and Bachelor of Education degrees from the University of Alberta. Marcus has volunteered for many organizations, is active in his local church, and a member of the Strathcona County Community Grants Committee, Social Framework Committee and Initiatives Committee. He and his wife have been married for over 36 years have three children, three grandchildren and a dog.



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