

High-Exposure Industrial Land

4520 - 76th Avenue
Edmonton, Alberta
www.cbre.ca

2.10 Acres with Direct Exposure to Sherwood Park Freeway



The Opportunity

This unique land offering boasts excellent visibility along the Sherwood Park Freeway with an average daily traffic count of 34,701 (2025), making it an ideal location for businesses seeking high exposure. With convenient access off 50th Street, the site ensures seamless connectivity for transportation and logistics. Situated within the highly sought-after Weir Industrial Park, the property is surrounded by a thriving industrial community. The site is currently undergoing subdivision and once complete, can accommodate a wide range of industrial or commercial uses. Partially completed building also available for sale, contact broker for more information.

Legal Address	Plan 0929372; Unit 4
Zoning	CB - Business Commercial
Site Size	2.10 Acres
Site Access	Via The Edmonton Hotel and Convention Centre
Site Services	Serviced to the Property Line
Taxes (2025)	TBC
Sale Price	\$1,942,500.00



Contact Us

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*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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