

Nolin Properties IV

YOUR ONE OPPORTUNITY TO PURCHASE
THE MOST SOUGHT AFTER SITE IN WEST EDMONTON



35.17 acres

Land for sale

10603 - 184 Street
Edmonton AB

Rare **shovel ready**

West Edmonton

35.17 acres land parcel

**AVISON
YOUNG**

Get more information

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Executive summary

Introduction

Avison Young, on behalf of Nolin Properties IV has been retained as exclusive advisor and agent to sell the 100% fee simple interest in 10603 - 189 Street (the "Site"), consisting of 35.17 acres.

With an overall lack of large infill sites remaining in primary industrial markets in West Edmonton and the burgeoning demand for shovel ready infill development sites has caused industrial land values to increase steadily over the past 18-24 months as developers and investors compete for the limited opportunities available.

The offering presents investors with the outstanding opportunity to acquire West Edmonton's most sought after site, with future development potential for over 900,000 sf of state-of-the-art warehousing, distribution space or campus style development in a core West Edmonton industrial market.

The site's ability to accommodate over 900,000 sf of contiguous space makes this an extremely unique offering in the West Edmonton market; located within a 5 minute distance to the CN Intermodal Terminal, represents a significant advantage in supply chain operations. Additionally, a deep supply of surrounding labour and direct access and exposure to 184 Street, Anthony Henday, Yellowhead Trail and Stony Plain Road.

West Edmonton has an industrial inventory of over 63 msf and an average availability rate of 3.8%. This site represents home plate for future Big Box industrial development. Act now as major developers and investors are acquiring land and properties in the area to help strengthen their industrial building portfolios.

Last shovel ready large development site in West Edmonton.



Data room

Confidential data room contains the following documents:

- Property Taxes
- Geotechnical Investigation – Feb 8, 2022
- Phase I ESA – Feb 23, 2023
- Survey Plan
- Servicing Map
- Cut Fill Summary
- Survey Plan – August 3, 2023
- Design Drawings August 23, 2022
- Design Drawings – Sept 20, 2022
- Sign location lease

[click to download confidentiality agreement](#)

Offering highlights



Site features and development opportunity

- 35.17 acre rectangular site with over 900,000 sf of development potential
- Site is flat, with services to the property line
- Shape provides for layout flexibility and maximum site coverage
- Minimum of at least 3 potential access/egress points from the site
- High profile neighbouring tenants include Costco, Walmart, EMCO MTE Logistix, Katoen Natie, Lowes, Rona, Porsche and Bavaria BMW
- Nearby Amenities include LA Fitness, numerous restaurants, hotels and West Edmonton Mall



Excellent location and labour force

- Located in a core West Edmonton industrial node
- Great proximity to CN Intermodal Terminal, 5 minutes away
- Excellent surrounding labour force with access to over 788K skilled and general labour within a 30 min drive time
- Most prominent site in West Edmonton



West Edmonton Industrial Market

- Edmonton's advantageous position as a pivotal link to both West Coast and inland container traffic provides a distinct edge in the world of trade and commerce. This strategic advantage streamlines the movement of goods, offering businesses efficient access to local and international markets while optimizing shipping efficiency and reducing the need for costly long-haul transportation from coastal ports.
- Demand for large bay industrial space fueled by Edmonton growing presence as a distribution hub
- The west Edmonton market makes up 38% of all industrial inventory in the greater Edmonton region – currently at a 4.1% vacancy rate
- Year 1 average rents for new developments are up 3% year-over-year to \$12.50 psf

Property details

Offering summary

Legal description:	Plan 7214KS, Lot 1 and Lot 2
Municipal address:	10603 184 Street, Edmonton
Zoning:	BE - Business Employment
Lot size:	35.17 acres
Property taxes:	\$49,658.27 (2024)
Outstanding levies:	\$16,310.45 per acre

Asking price: Market

Highlights

This highly sought after and unique property opportunity in the West Edmonton area offers unmatched visibility with almost 1,300 feet of frontage along 184th Street, featuring outstanding access and egress from both its eastern and western borders.

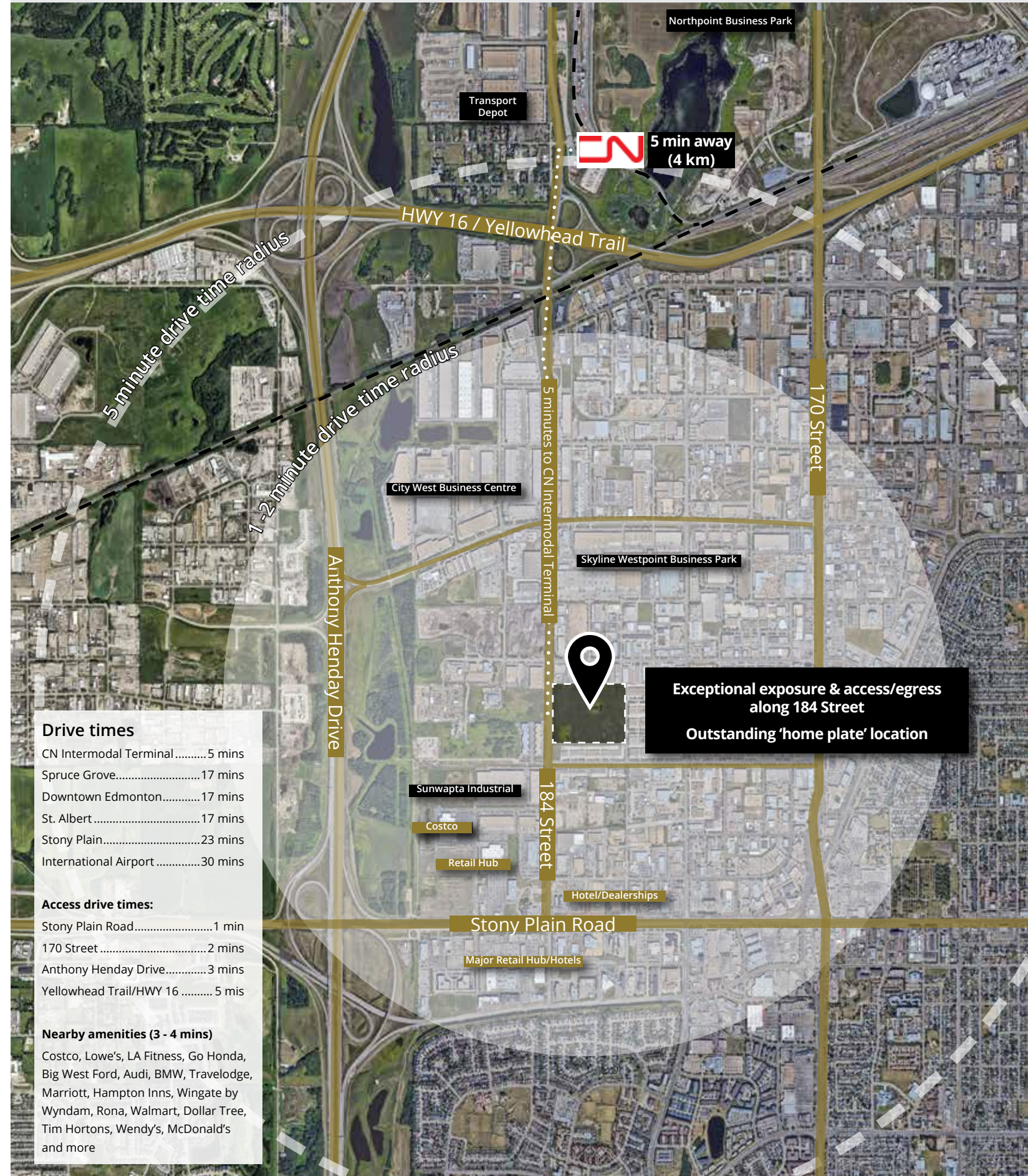
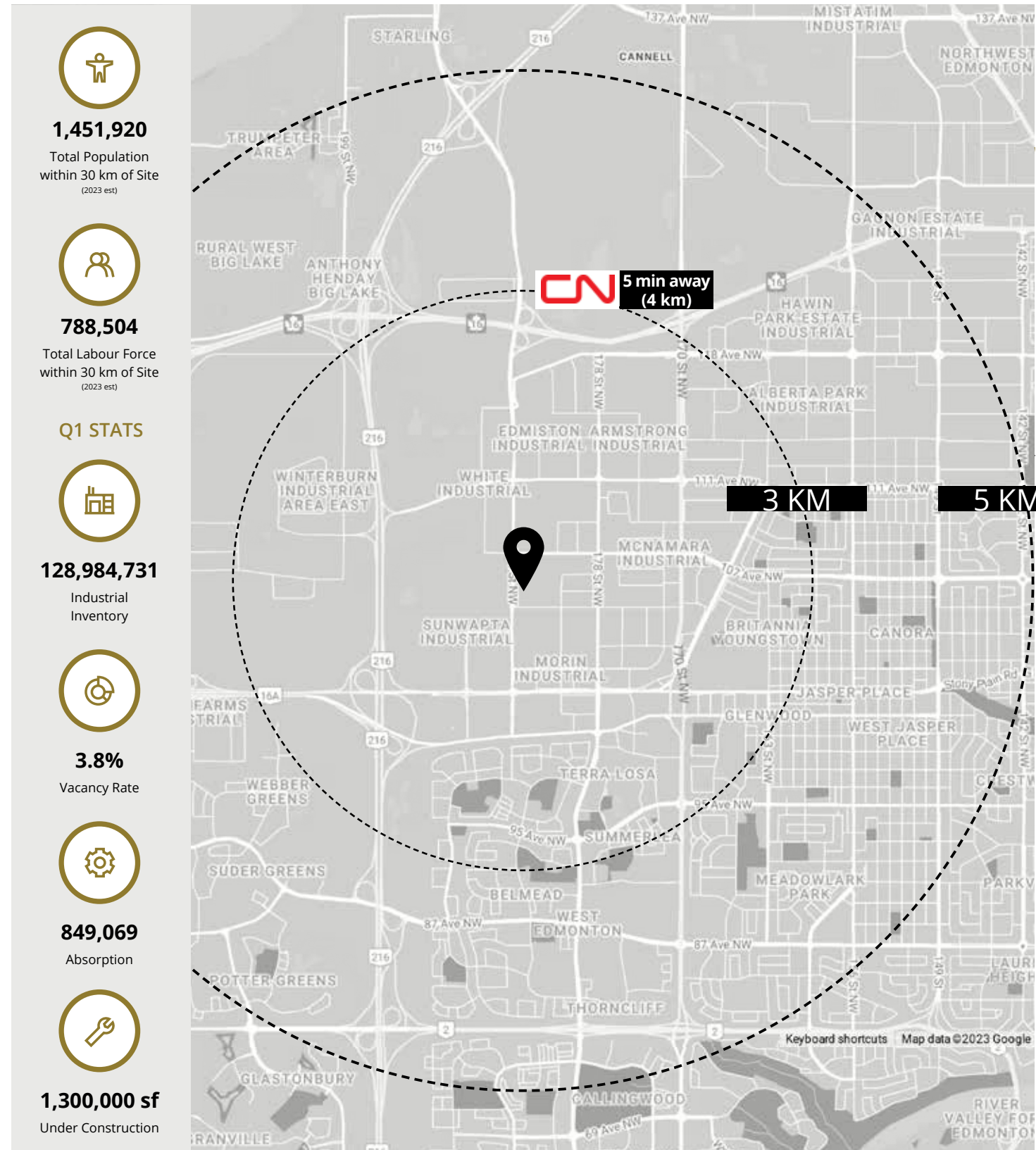
Vast space for your vision: One of the last remaining large shovel ready 35.17 acre development sites in West Edmonton. Whether your plans involve extensive warehouses, big box retail, streamlined distribution centers, commercial complexes, automotive mall or service hubs, this property provides the space required to operate a campus style development effectively.

Location, location, location: This property is strategically situated near major thoroughfares like Stony Plain Road and the Anthony Henday Drive, enhancing its accessibility and connectivity. Its proximity to key transportation hubs, including highways and rail such as the CN Intermodal Terminal only 5 minutes away, guarantees seamless connectivity, reducing logistical costs and maximizing operational efficiency. Accessible via well-maintained roads and a robust transportation infrastructure, it provides unmatched convenience and logistics advantages.



Labour Force and Demographics

10603 184 Street, Edmonton



Zoning

10603 - 184 Street, Edmonton AB



BE - Business Employment Zone

Permitted uses

Allows for light industrial and a variety of small commercial businesses with a higher standard of design that carry out their operations in a manner where no nuisance is created or apparent outside an enclosed building. This zone is intended to be compatible with any abutting non-industrial zone, while also serving as a transition zone to buffer medium and heavy industrial zones. This zone is generally located on the periphery of industrial areas, Abutting arterial and collector roads, or along mass transit routes.

- Distribution Centre
- Indoor Self Storage
- Equipment Sales & Rentals
- Breweries, Wineries and Distilleries
- Liquor and Cannabis Stores
- Major Service Stations
- Food Services
- Convenience Retail Stores
- Vehicle Repair Shops
- Outdoor Entertainment
- Child Care Services
- Indoor Entertainment
- Health Services

[click to view all zoning options](#)



If you would like more information on this offering please get in touch.

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Did you know?

Avison Young has a mortgage brokerage team that assists purchasers or developers in arranging the most attractive financing terms available in the market. The mortgage team works with lenders on behalf of their clients to ensure the structure and terms of debt are in line with the given investment strategy.

For free consultation on the cost benefit analysis between own vs. lease, or development financing please reach out to a member of our debt capital team.

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