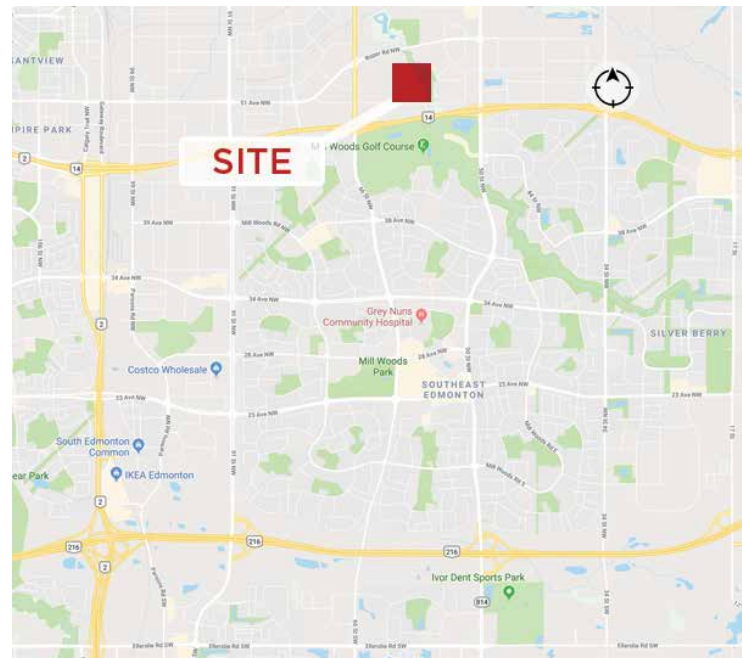




1.09 Acres of Prime development land

Property Highlights

- Partially gravelled and compacted prime development land in south Edmonton
- Adjacent east parcel of 2.25 acres with 4,800 sq. ft. building also available for a combined land size of 3.34 acres
- Easy access to 75th Street, 50th Street and Whitemud Drive
- New industrial road upgrade and services
- Future Gerry Wright LRT operations & maintenance facility to be located directly southwest of property
- Power lines to be relocated to underground upon completion of road construction



Adrian Ambrozuk
Senior Associate
780 733 6406
adrian.ambrozuk@cwedm.com

Kennedy Munro
Associate
780 670 3042
kennedy.munro@cwedm.com

Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5Y 2Z1
www.cwedm.com

Building Details

Legal description:	Plan 9623081, Lot 3B	Adjacent Property:	Separately titled 2.25 acres located to the east with 4,800 sq. ft. building sold separately
Zoning:	IM - Medium Industrial	Frontage:	±330 feet with unobstructed exposure to Whitemud Drive
Neighbourhood:	Roper Industrial	Property taxes:	\$9,793.86 (2015)
Lease Rate:	Market (Dependent upon site work required by Tenant)		
Sale Price:	\$1,079,100 (\$990,000/acre)		

Aerial Detail



Adrian Ambrozuk
Senior Associate
780 733 6406
adrian.ambrozuk@cwedm.com

Kennedy Munro
Associate
780 670 3042
kennedy.munro@cwedm.com

Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5Y 2Z1
www.cwedm.com