



**CUSHMAN &  
WAKEFIELD**  
Edmonton

FOR SALE

## Fort Saskatchewan Industrial Lands

11117 - 83 Avenue, Fort Saskatchewan, Alberta



**1.59 Acres Industrial Land**  
**Sale Price: \$580,000.00**

### Property Highlights

- Legal Description: Plan 8020165, Block 6, Lot 9
- Zoning: LI - Light Industrial
- Taxes: \$7,287.78 (2017)
- Ask Price: \$365,000 per acre

Located in the established Eastgate Business Park  
Property is fully fenced and ready for immediate  
development

Excellent access to Highway 15 (highload corridor)  
and nearby amenities

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