



## 9.29 acres on 51 Avenue

- Area is generally fully developed
- Close to 75 Street and Whitemud Drive
- Excellent access and egress
- Scarce inventory for small land parcels
- Area improving with upgrades to infrastructure
- Vendor will BTS or provide financing if required

### Get more information

**Thomas Ashcroft, SIOR**

Principal

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**Rob Iwaschuk**

Principal

780.429.7567

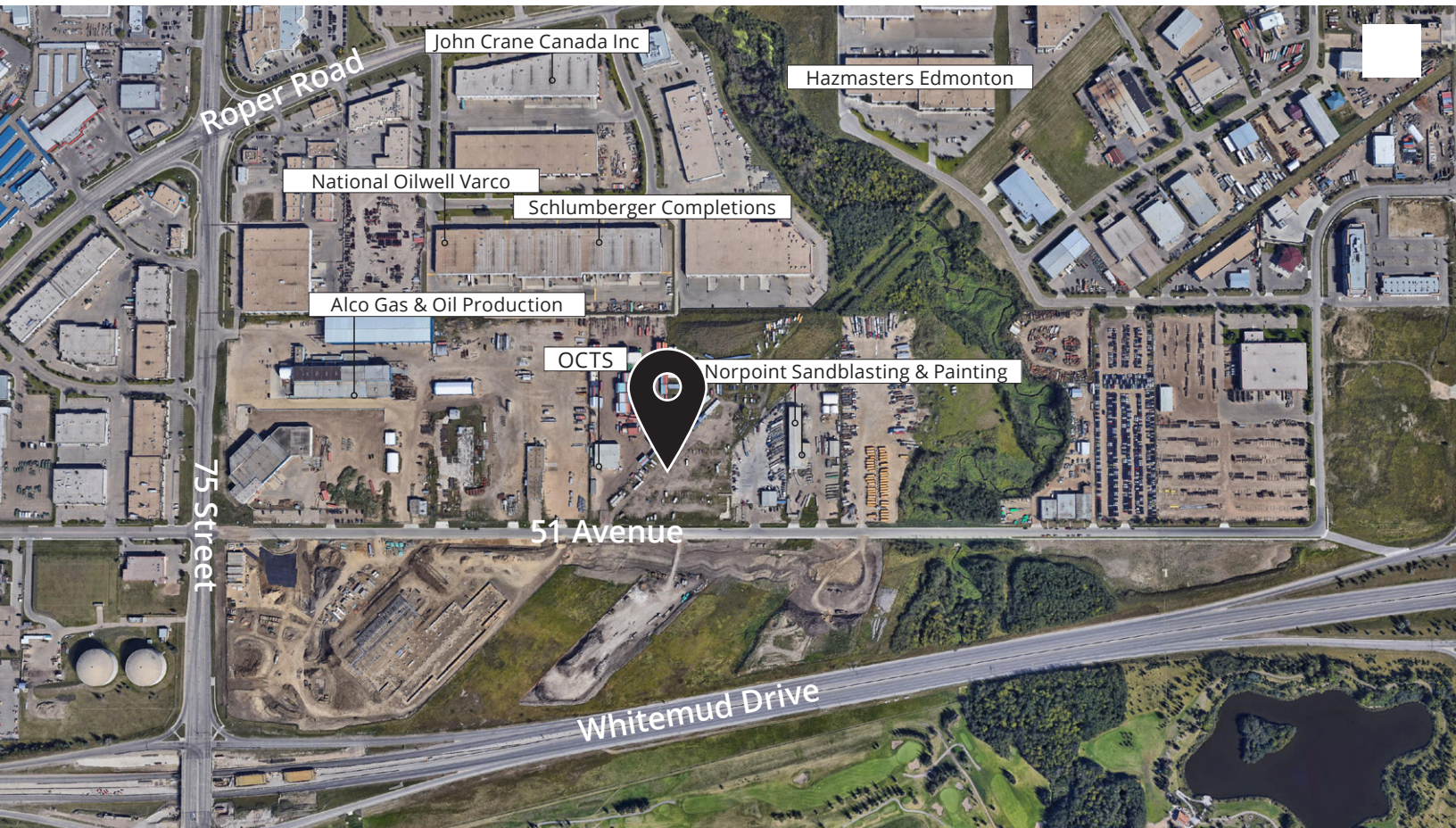
[rob.iwaschuk@avisonyoung.com](mailto:rob.iwaschuk@avisonyoung.com)

# For Sale or Lease

6928 - 51 Avenue, Edmonton, AB

## Property Details

Legal Description:	Plan 9623081, Lot 2B
Site Size:	9.29 acres
Zoning:	IM Zoning
Taxes:	\$93,603.67 (2019)
<b>Sale Price:</b>	<b>\$6,600,000</b>
<b>Lease Rate:</b>	<b>\$1.00 to \$1.25 per square foot</b> (Improved with fully compacted gravel & fenced)



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