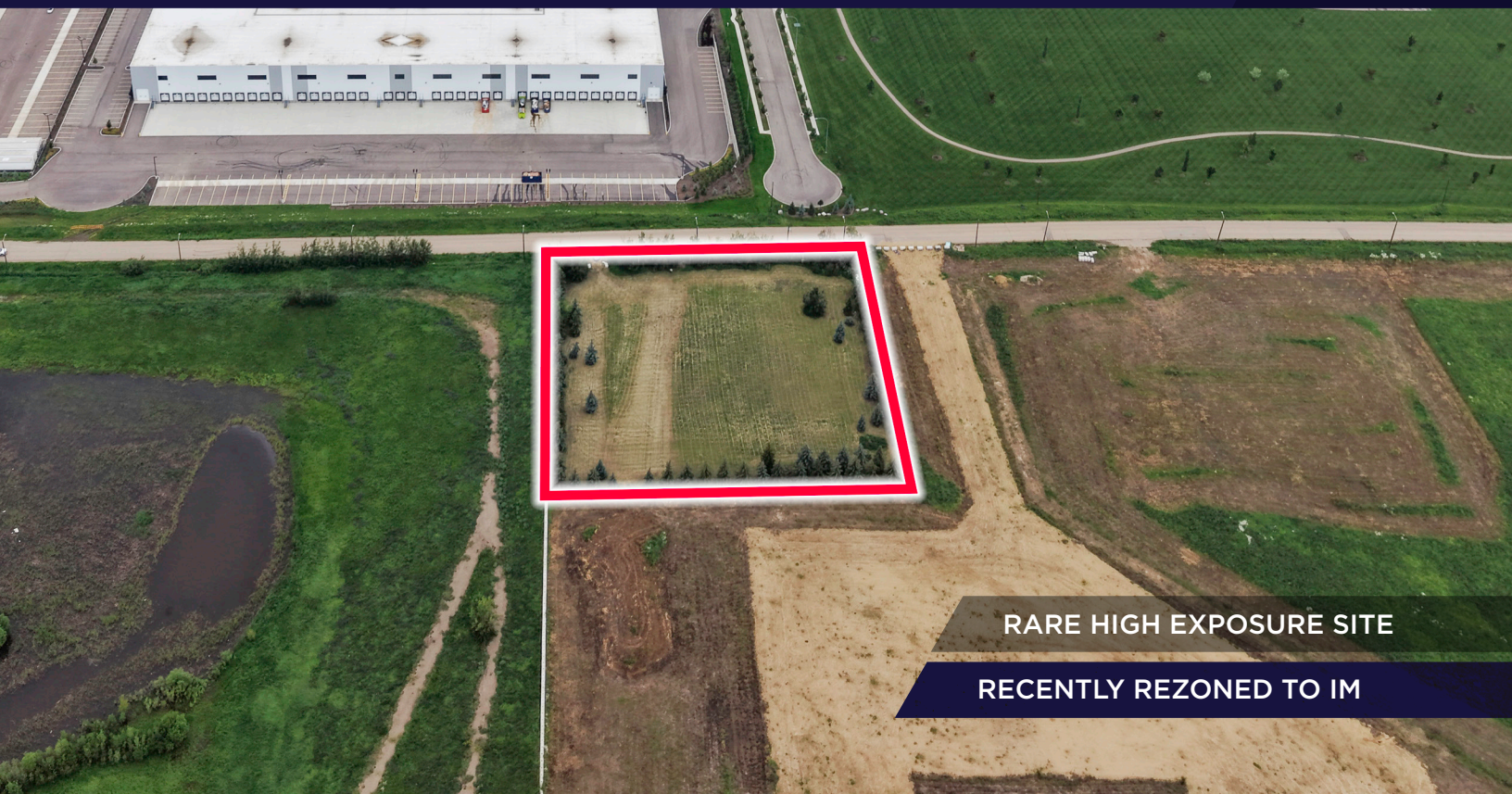




RARE HIGH EXPOSURE SITE

RECENTLY REZONED TO IM

2.00 Acre IM Zoned Land For Sale

Property Highlights

- Strategically located within the City of Edmonton fronting Anthony Henday Drive
- Future expropriation planned to the City of St. Albert which will translate to lower taxes
- Excellent access to arterial corridors including Anthony Henday Drive, Yellowhead Trail, 137th Avenue, and 170th Street
- Square lot with excellent development opportunity
- Located across from Quadreal's Anthony Henday Business Park



Chris Sieben
Partner
780 720 0227
chris.sieben@cwedm.com

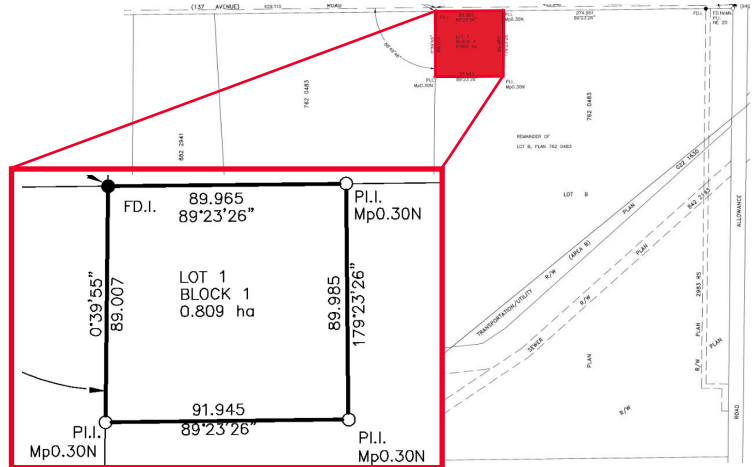
CUSHMAN & WAKEFIELD
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Property Details

Municipal Address:	18825 137 Avenue NW, Edmonton, AB
Legal Description:	Plan 0822141 Block 1 Lot 1
Zoning:	IM - Industrial Medium
Neighbourhood:	Anthony Henday Big Lake
Site Size:	2.00 Acres
Property Taxes:	\$31,153.96 (2026)
Sale Price	\$1,750,000 (\$875,000/Acre)

Site Plan



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