

**225 - 130 Avenue NW for Sale**

**71.52 Acres of Industrial Development Land**



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# 225 - 130 Avenue NW for Sale



## 71.52 Acres of Fenced Development Land

### Space Profile

Site Size:	71.52 Acres
Net Buildable Area:	57.18 Acres
Availability:	Immediately
Asking Sale Price:	Market
Zoning:	FD - Future Urban Development
Legal Description:	Plan 9122760 Lot 1
Services:	Full Municipal Standard

### Features & Amenities

High exposure industrial development land

Superior access to Anthony Henday Drive, Aurum Road & Yellowhead Trail

12.50 Acres & 44.68 Acres of net building area

Potential rail spur access and development to site

The property has recently been re-zoned as a Future Urban Development Zone. The following is a list of uses that have been approved for the land.

#### Permitted Uses

##### Agricultural Uses

- [Agriculture](#)
- [Urban Agriculture](#)

##### Community Uses

- [Special Event](#)

#### Discretionary Uses

##### Residential Uses

- [Home Based Business](#)
- [Residential](#), limited to [Single Detached Housing](#)

##### Industrial Uses

- [Minor Industrial](#), limited to temporary outdoor storage
- [Natural Resource Development](#)

##### Community Uses

- [Outdoor Recreation Service](#)
- [Park](#)
- [School](#)

##### Basic Services

- [Minor Utility](#)
- [Recycling Drop-off Centre](#)

##### Commercial Uses

- [Outdoor Entertainment](#)
- [Outdoor Sales and Service](#)
- [Residential Sales Centre](#)

##### Sign Uses

- [Fascia Sign](#)
- [Freestanding Sign](#)
- [Minor Digital Sign](#)
- [Portable Sign](#)



**EXCELLENT ACCESS TO THE YELLOWHEAD**

**FUTURE RAIL ACCESS**

**UNPARALLELED ACCESS TO THE ANTHONY HENDAY**

**AURUM ROAD**



# SKETCH PLAN

LEGAL DESCRIPTION:

LOT 1, DESCRIPTIVE PLAN 912 2760

MUNICIPAL ADDRESS:

225 130th Avenue N.W.  
EDMONTON, ALBERTA

CLIENT: CCS EDMONTON

SCALE = 1: 5000 metric

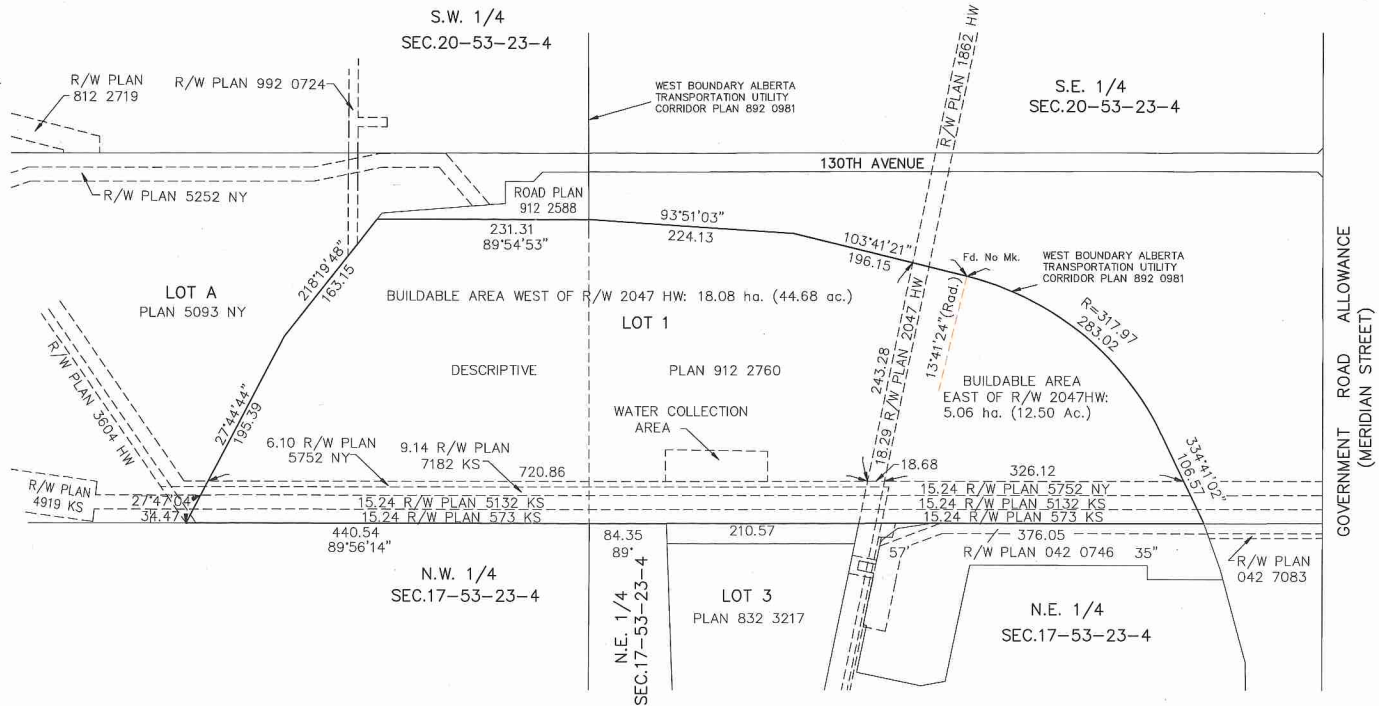
- NOTES:  
1. DISTANCES ARE IN METRES.  
2. PROPERTY LINE IS SHOWN THUS: \_\_\_\_\_

TITLE INFORMATION IS BASED ON CERTIFICATE OF TITLE No. 082 014 749+14  
TITLE SEARCH DATED 10 05 08

PROPERTY IS SUBJECT TO THE FOLLOWING INSTRUMENTS:

- UTILITY R/W INST. No. 1846HQ (PLAN 2047 HW)
- UTILITY R/W INST. No. 1270JK (PLAN 4218 HW)
- UTILITY R/W INST. No. 1008LK (PLAN 5132 KS)
- UTILITY R/W INST. No. 2863LQ
- UTILITY R/W INST. No. 6099LM (PLAN 573 KS)
- UTILITY R/W INST. No. 7459RM (PLAN 5752 NY)
- ZONING REG. INST. No. 052 107 016
- CAVEAT INST. No. 062 567 270 (EASEMENT)
- RESTRICTIVE COVENANT INST. No. 082 124 683
- EASEMENT INST. No. 082 124 689

TOTAL AREA OF LOT 1	=	28.94ha (71.52Ac.)
TOTAL AREA OF R/W PLANS	=	5.43ha (13.41Ac.)
AREA OF WATER COLLECTION SYSTEM	=	0.375ha (0.93Ac.)
REMAINDER OF BUILDABLE AREA	=	23.14ha (57.18Ac.)



DATED THIS DAY OF AUGUST, 2008

CHARLES L. CHIASSON, ALBERTA LAND SURVEYOR  
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**CABOT SURVEYS LTD.**  
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### Agent Information

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