

FOR SALE OR LEASE

NAI Commercial

0.73± ACRE INDUSTRIAL LAND



5203/19 - 130 AVENUE | EDMONTON, AB

PROPERTY DESCRIPTION

- Rare small 0.73 acre± industrial land parcel for sale or lease in Northeast Edmonton
- Fully fenced and gated lot with packed gravel
- Consists of 8 individually titled parcels
- Suitable for trucking, storage, and a variety of industrial uses
- Multiple access points



DISTANCE TO...

- 7 minute drive to Yellowhead Trail
- 10 minute drive to Anthony Henday
- 12 minute drive to Sherwood Park Freeway
- 20 minute drive to Whitemud Drive
- 21 minute drive to Fort Saskatchewan

DON ROBINSON

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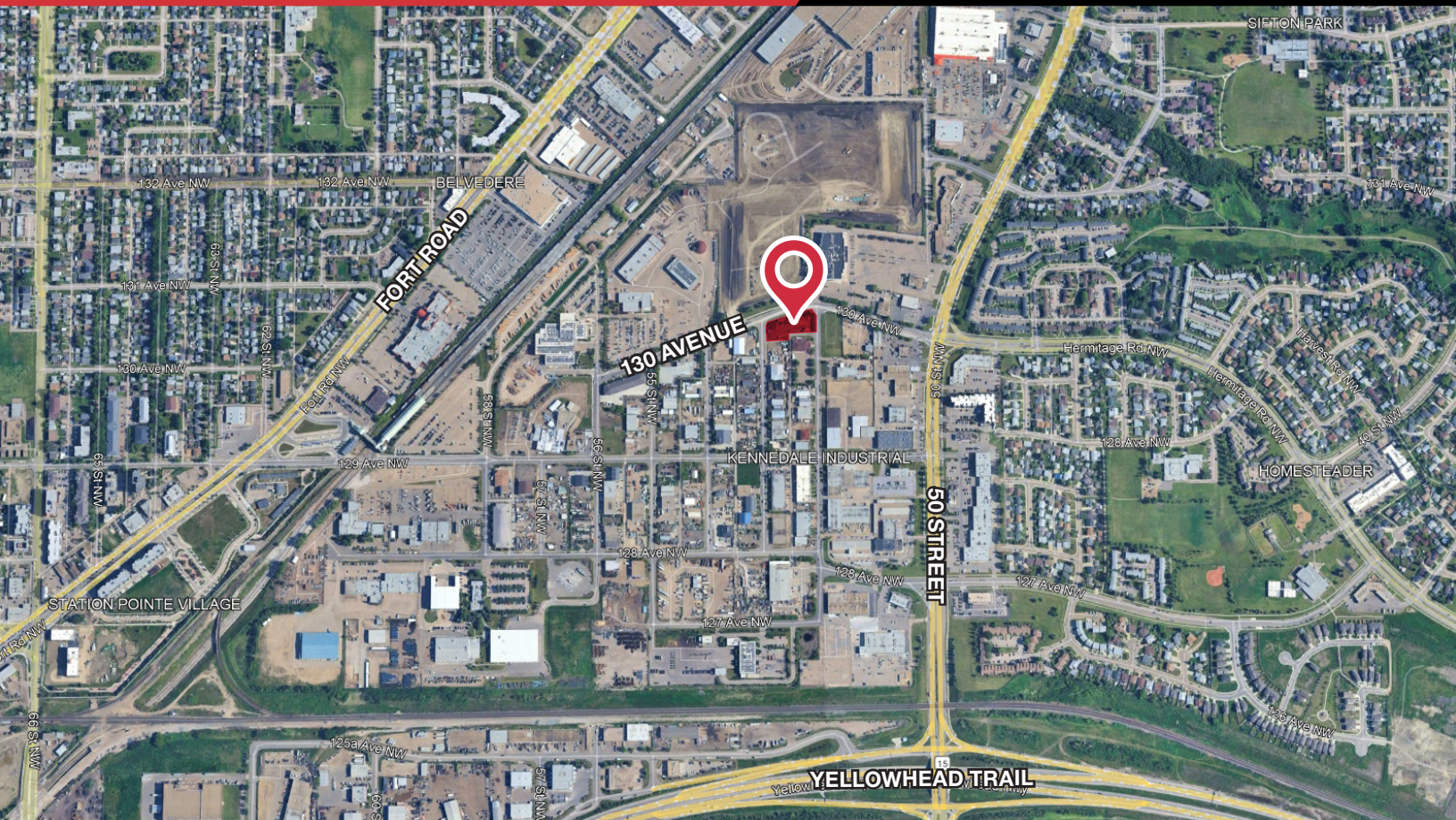
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NAIEDMONTON.COM



LAND INFORMATION

SIZE	0.73 acre±
LEGAL DESCRIPTION	Plan 4983AM Blk 27 Lot 21 – 28
ZONING	IM (Medium Industrial)
GROSS LEASE RATE	\$5,000/month
PROPERTY TAX	\$8,468.15 (2024)
SALE PRICE	\$1,100,000



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