

FOR LEASE

PRIME INDUSTRIAL LAND LOCATION

7120 - 34 Street NW, Edmonton, AB



HIGHLIGHTS

- 1 acre $\pm$ of prime industrial land available
- Site is graveled, fully fenced and gated
- Private access from 34 Street
- Excellent connectivity to Sherwood Park Freeway, Whitemud Drive, and Anthony Henday Drive

TYLER WEIMAN, SIOR

Partner, Associate

C 780.995.0028

tyler@royalparkrealty.com

JOANNA LEWIS

Senior Transaction Manager

T 780.423.7580

joanna@royalparkrealty.com

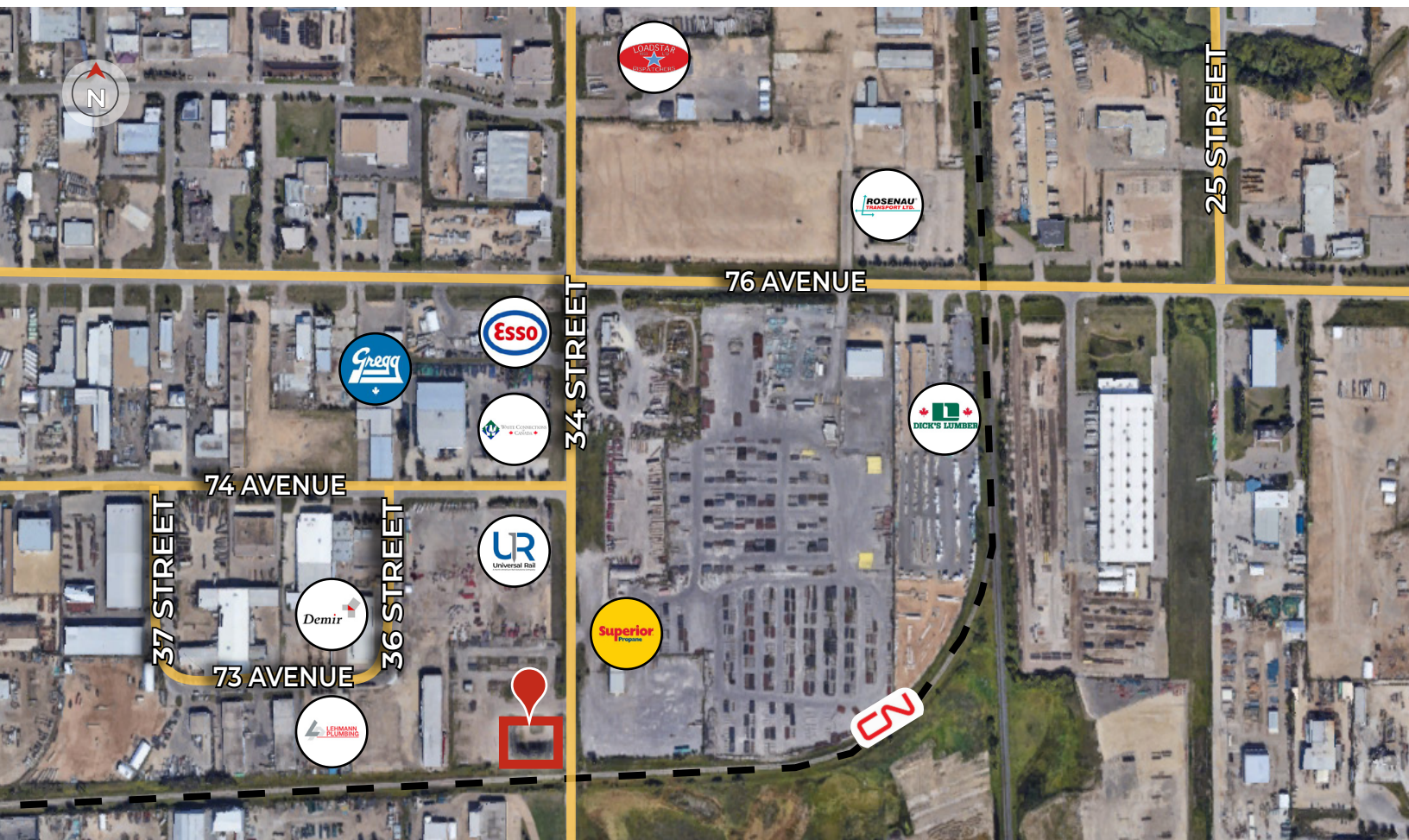


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T 780.448.0800 **F** 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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Neighbourhood | 7120 - 34 Street NW, Edmonton, AB



Join neighbours such as:

- Superior Propane
- Universal Rail
- Lehmann's Plumbing
- Gregg Distributors
- Waste Connections of Canada
- Demir Engineering

DRIVE TIMES:

- 15 MINS TO EDMONTON CITY CENTRE
- 20 MINS TO FORT SASKATCHEWAN
- 25 MINS TO NISKU/LEDUC
- 25 MINS TO EIA



Property Details and Financials

MUNICIPAL ADDRESS	7120 - 34 Street NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 2867NY; Block: B;
ZONING	FD (Future Urban Development)
SITE SIZE	5 acres ± 1 acre ± available
LEASE RATE	Market
OPERATING COSTS	\$1,175/acre/month (property taxes) \$250/month (insurance)
POSSESSION	Immediate



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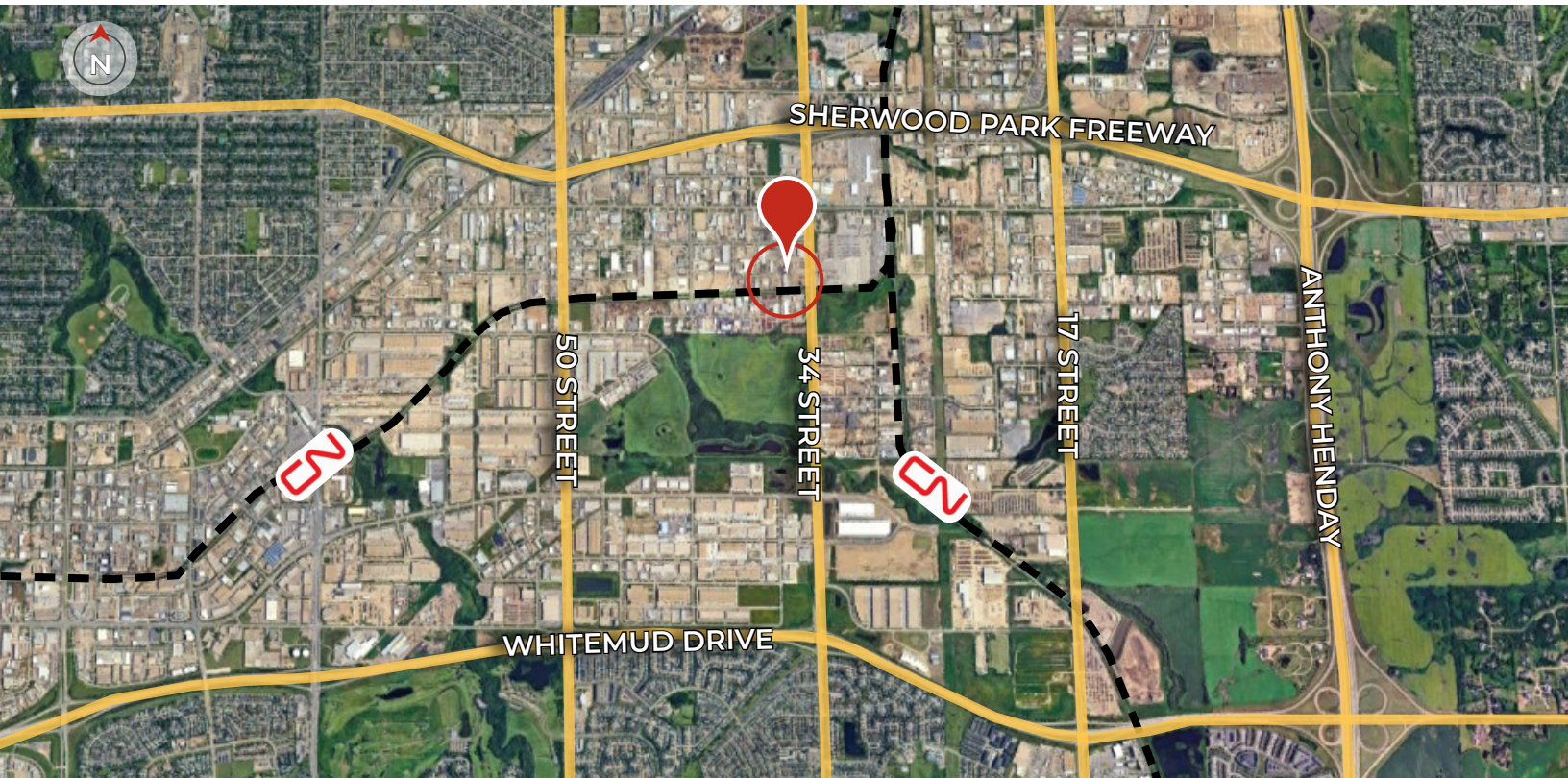
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Aerial | 7120 - 34 Street NW, Edmonton, AB



Regional Map | 7120 - 34 Street NW, Edmonton, AB



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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.



- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

Tyler Weiman, SIOR Partner, Associate

In 2017, Tyler became part of the firm following a prosperous 14-year professional hockey career that took him on extensive journeys across North America, Europe, and Asia. He places the utmost importance on professionalism, a commitment to excellence, and meticulous attention to detail when serving his clients, helping them in attaining their business objectives.



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As a partner at Royal Park Realty, Tyler brings with him a wealth of knowledge, enthusiasm, and determination to achieve optimal outcomes for both property owners and users. His approach involves becoming an invaluable resource to his clients by deeply comprehending their requirements and fostering enduring relationships.

Tyler has achieved the prestigious SIOR designation (Society of Industrial and Office Realtors), which represents the pinnacle of expertise, productivity, and ethical standards in the real estate sector. Those with the SIOR designation are acknowledged by corporate real estate leaders, commercial real estate professionals, brokers, agents, lenders, and others in the industry as the most proficient and seasoned brokerage experts across all markets.

His expertise lies in various aspects of commercial and industrial real estate, including leasing, buying, selling, acquiring, and disposing of properties. Tyler's focus encompasses a wide range of property types, such as owner/user and multi-tenant industrial buildings, expansions, custom-built solutions, relocations, land acquisitions, and the development of industrial properties.

Tyler finds satisfaction in contributing to the community and remains actively engaged with several charitable organizations. He and wife are raising their four children in the Edmonton area.



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