

**AVISON  
YOUNG**



**FOR LEASE**

**3300 | 76 AVENUE**  
EDMONTON, AB

Partnership. Performance.

## Property Highlights

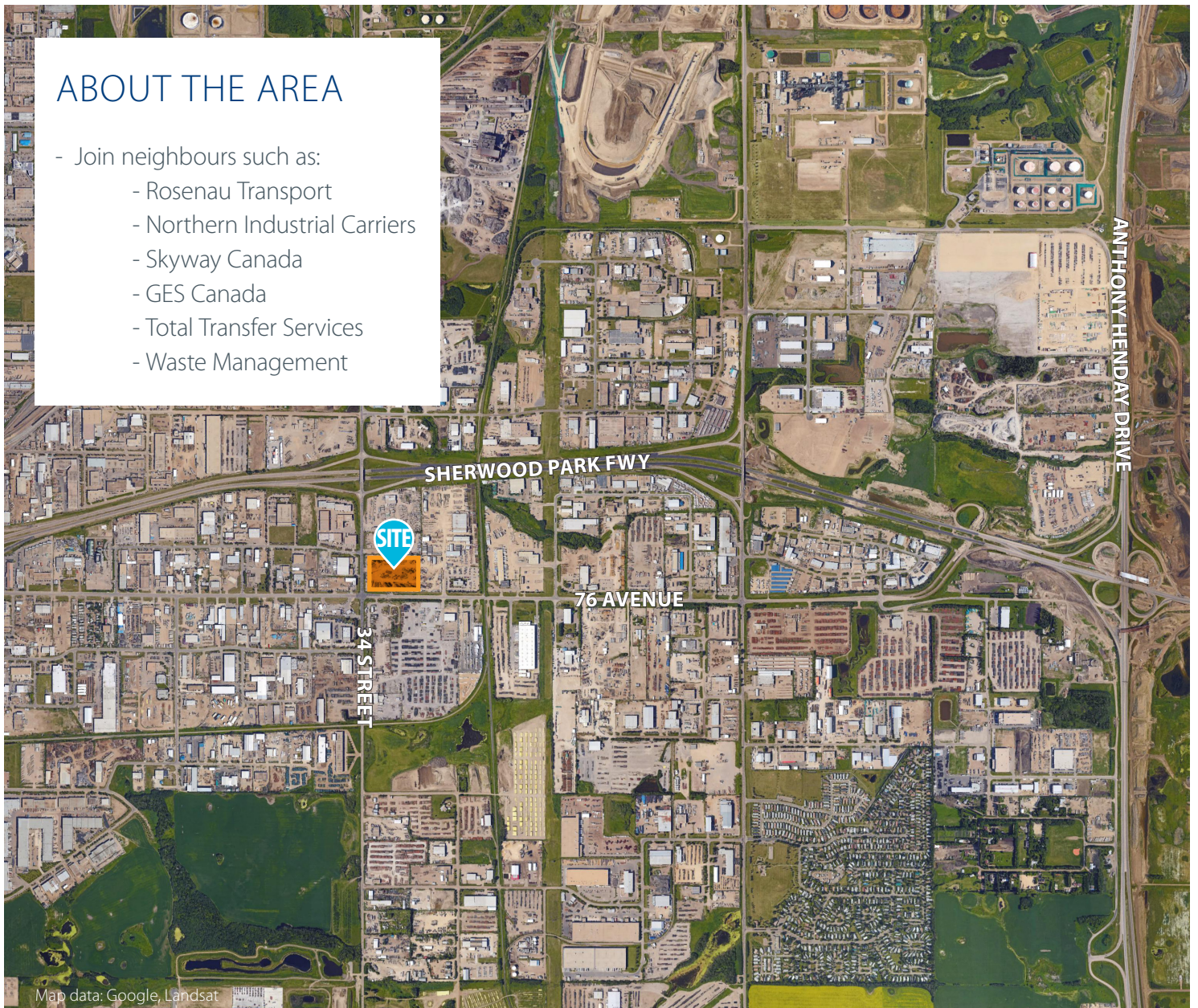
- 9.4 acres of prime industrial land for lease or build-to-suit
- Fully lit with up to 1/2 metre of compacted gravel
- The site is fully serviced
- Direct exposure to 34 Street and 76 Avenue
- Medium Industrial zoned
- Close proximity and quick access to Sherwood Park Freeway and Anthony Henday Drive



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## ABOUT THE AREA

- Join neighbours such as:
  - Rosenau Transport
  - Northern Industrial Carriers
  - Skyway Canada
  - GES Canada
  - Total Transfer Services
  - Waste Management



Map data: Google, Landsat

|                   |  |            |                        |
|-------------------|--|------------|------------------------|
| MUNICIPAL ADDRESS | 3300 - 76 Avenue                       | ZONING     | IM - Medium Industrial |
| LEGAL DESCRIPTION | TBD - Currently in subdivision process | TAXES      | \$48,000 (2018)        |
| SITE SIZE         | 9.4 acres                              | LEASE RATE | Market                 |



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