



FOR SALE

\$1,582,050.00

18 street NW

Meridian Street NW

227 Ave NW

FUTURE INDUSTRIAL DEVELOPMENT LAND

604 - 227 Avenue NW, Edmonton, Alberta

Property Highlights

This potential industrial development site is strategically located within the Edmonton Energy and Technology Park Area Structure Plan (ASP), offering excellent access to key transportation routes.

It provides quick access to Manning Drive and is just minutes from the Anthony Henday, enhancing business connectivity.

The site is minutes from Manning Town Centre and Fort Saskatchewan, close to Alberta's Heartland, a major industrial hub.

With a central location and access to surrounding infrastructure, this site presents prime potential for future industrial development.

Short Legal Address

4;23;54;29;SE
(West Half)

Lot Size

± 79.5 Acres

Topography

Generally Flat

Zoning

AG (Agriculture)

Sale Price

\$1,582,050.00

Price Per Acre

\$19,900.00/Acre



[View On Maps](#)



[View On Street](#)



[Property Tour](#)

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REMAX
Excellence

REMAX
COMMERCIAL

MAP

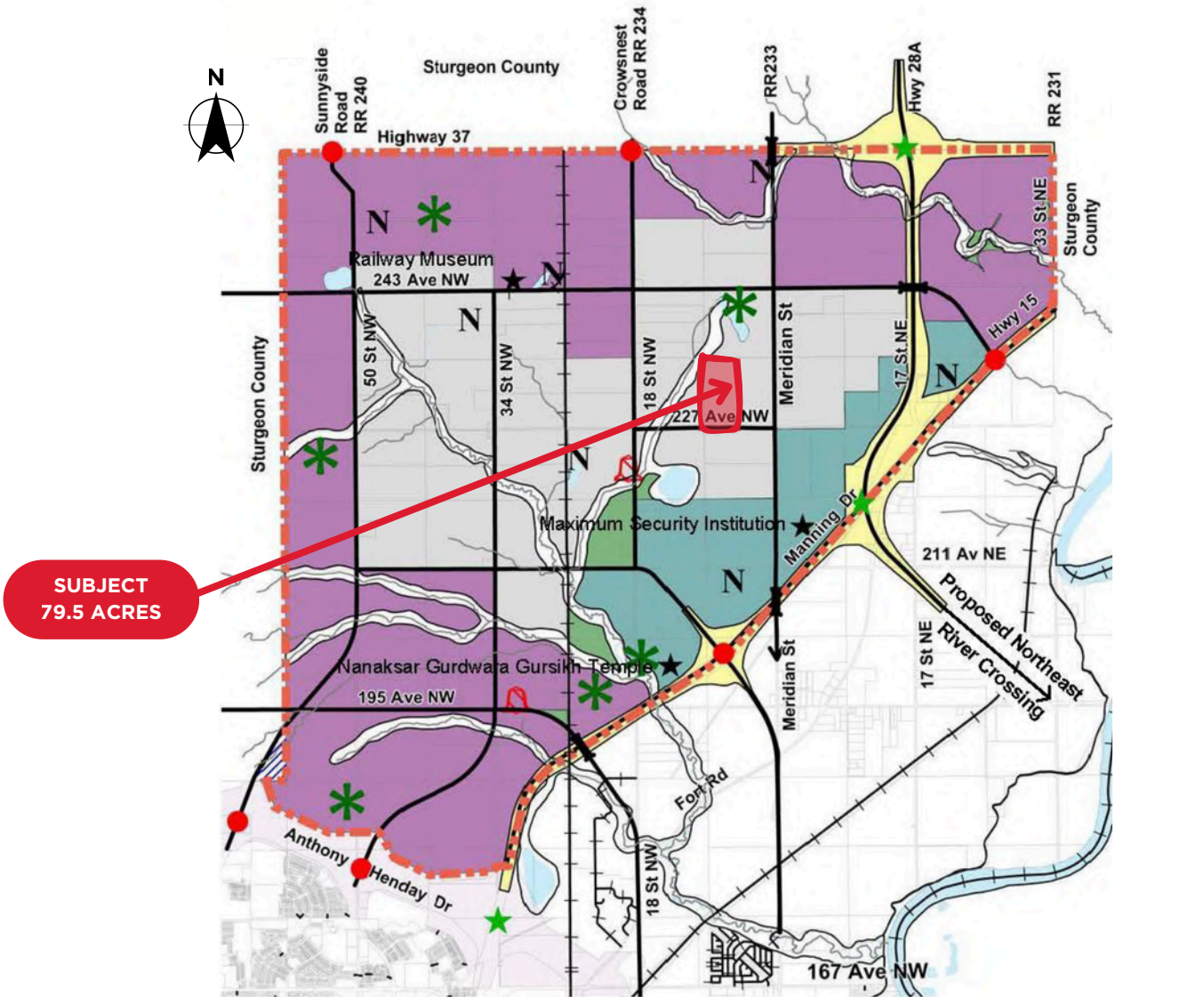


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















DEVELOPMENT CONCEPT AREA STRUCTURE PLAN

Edmonton Energy and Technology Park



Map compiled by: City Planning, Sustainable Development

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|---|-----------------------------------|---|---|
|  | ASP Boundary |  | Potential Fire Stations |
|  | Medium Industrial Precinct |  | Potential Parks |
|  | Research and Development Precinct |  | Natural Areas |
|  | Petrochemical Precinct |  | Park |
|  | Right-of-Way |  | NSRV ARP Natural Areas (Bylaw 7188) |
|  | Arterial |  | Property Lines |
|  | Flyover |  | Waterbodies |
|  | CN Rail |  | Transportation and Utility Corridor |
|  | Service Interchange |  | Area proposed to be annexed by City of Edmonton |
|  | System Interchange | | |






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