

FOR SALE

NAI Commercial

**1.95 ACRES± SERVICED/GRAVELLED
AND SECURED YARD**



11023 - 201 STREET | EDMONTON, AB | 1.95 ACRES± LAND

PROPERTY DESCRIPTION

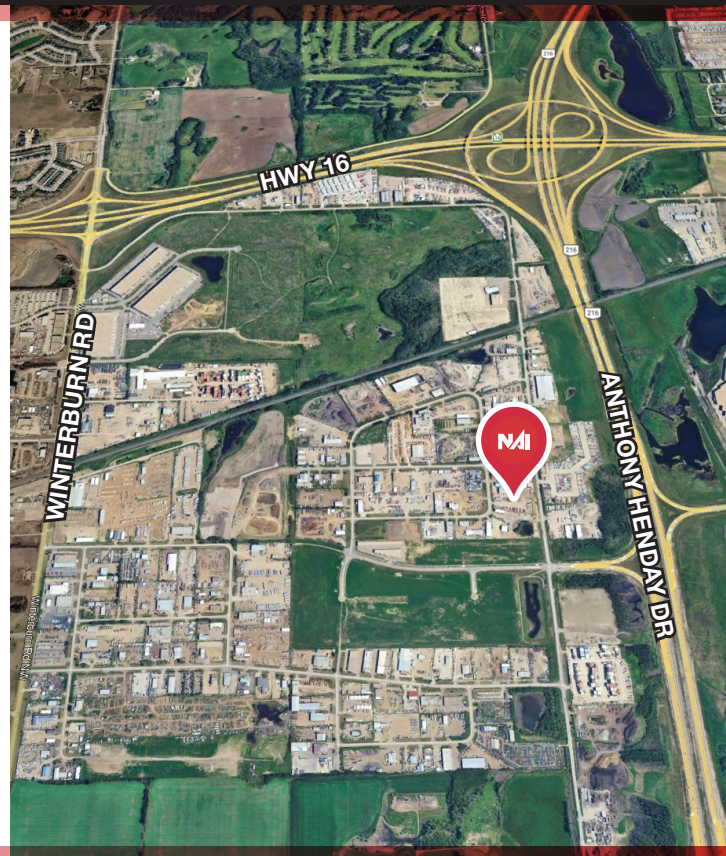
- 1.95 acres±
- Fully fenced and gravelled yard
- IM zoning
- Power on site
- Water and sewer at property line
- Office trailer on site (730 sq.ft.±)

DAVID SABO

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ADDITIONAL INFORMATION

AREA AVAILABLE	1.95 acres±
LEGAL DESCRIPTION	Plan 7822069 Blk 4 Lot 7
ZONING	IM
AVAILABLE	Immediately
PROPERTY TAXES	\$39,328.25 (2026)
SALE PRICE	\$1,800,000
NOTES	Special taxes and local improvement charges are included in the tax amount



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