

FOR SALE

DAVIES INDUSTRIAL LAND

NAI Commercial



7040 - 71 STREET | EDMONTON, AB | 6.18 ACRES± PRIME DEVELOPMENT SITE

PROPERTY HIGHLIGHTS

- South central industrial development site
- IM Zoning for a large range of industrial uses
- Access: 50th Street, 75th Street, Sherwood Park Freeway, Whitemud Drive
- Sumps
- Fully fenced and graveled yard

JULIE LAM

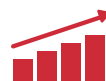
Senior Associate
780 436 7412
jlam@naiedmonton.com



6,800 VPD
68 AVENUE W OF 71 STREET



122,871
DAYTIME POPULATION



2.7%
ANNUAL GROWTH 2023 - 2033



86,235 EMPLOYEES 6,818 BUSINESSES



\$3.8B
TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410

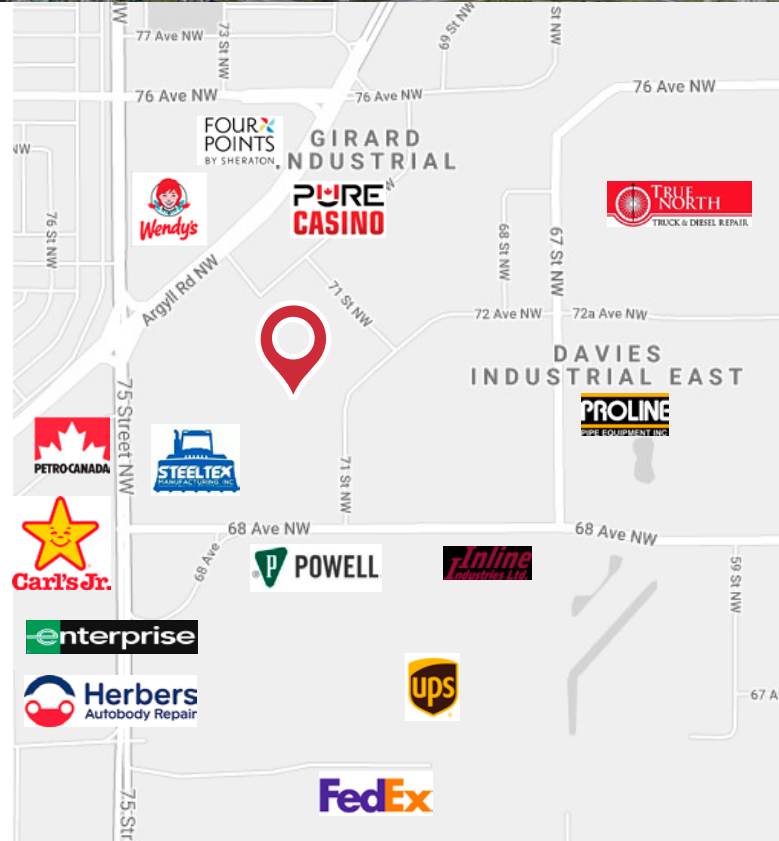


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ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan 5583AF, Block X
NEIGHBOURHOOD	Davies Industrial East
WARD	Ward 11
ZONING	Medium Industrial Zone (IM)
SITE SIZE	6.18 Acres±
TAXES (2024)	\$94,512.95
SALE PRICE	\$4,100,000
AVAILABLE	Immediately



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