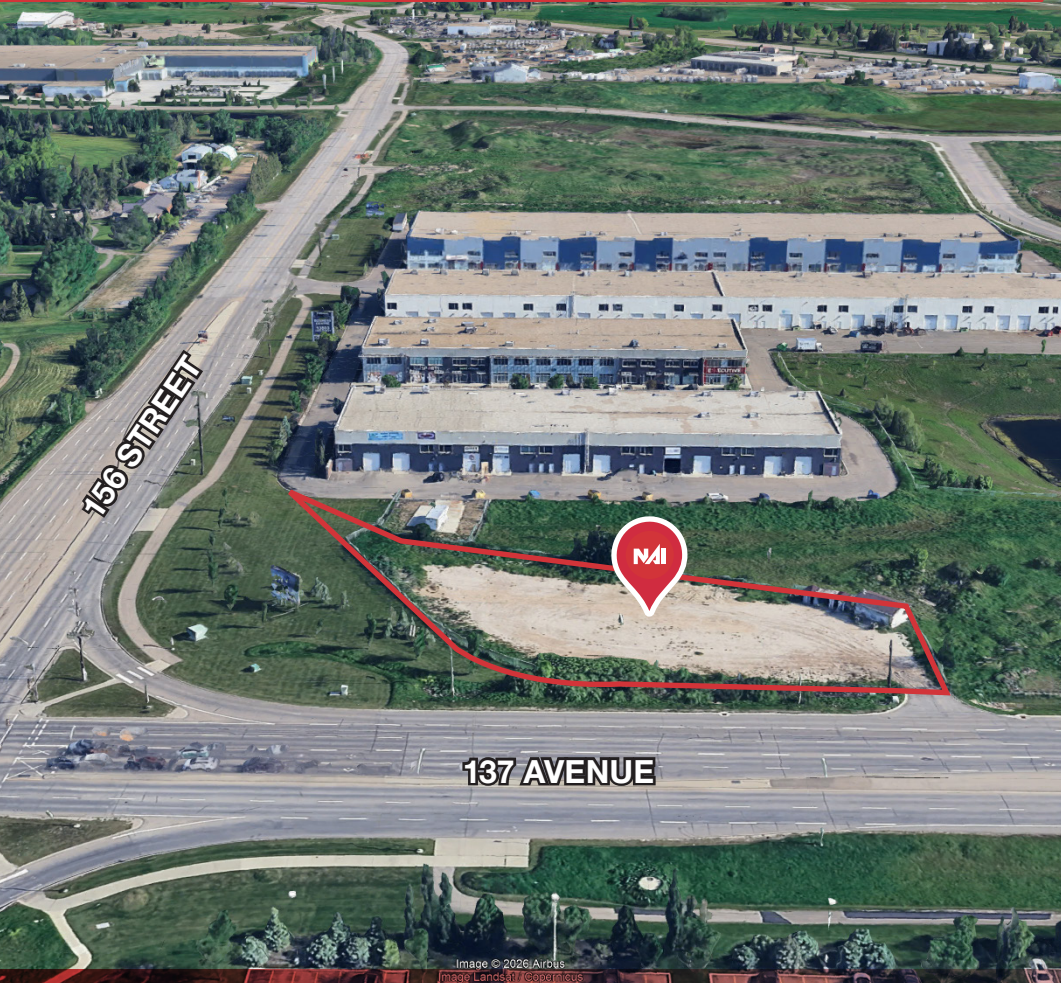


FOR SALE

CORNER 1 ACRE SITE ON 156 STREET & 137 AVENUE

NAI Commercial



15550 & 15560 - 137 AVENUE | EDMONTON, AB | 0.948 ACRES± DEVELOPMENT PARCEL

PROPERTY HIGHLIGHTS

- BE zoned development land available in the Mistatim Industrial neighbourhood of Edmonton
- Situated near major arterial routes in northwest Edmonton, offering access for commercial, industrial or mixed development
- Visibility and views to 137 Avenue and 156 Street
- Currently used as fenced storage, the seller will remove the temporary building on site

CHAD SNOW

Broker, President
780 436 7410
csnow@naiedmonton.com

KARI MARTIN

Senior Associate
780 435 5301
kmartin@naiedmonton.com

ADDITIONAL INFORMATION

AREA AVAILABLE	0.948 acres±
LEGAL DESCRIPTION	Plan 1335KS, Block OT and Plan 1483HW, Lot A
ZONING	BE (Business Employment)
PROPERTY TAXES	\$28,695.57 (2026, City of Edmonton) for both parcels
SALE PRICE	\$950,000

8053-A CS26



NAI COMMERCIAL REAL ESTATE INC.
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