

RARE 1 ACRE | CORNER LOT FOR SALE

10830 180 Street
Edmonton, AB



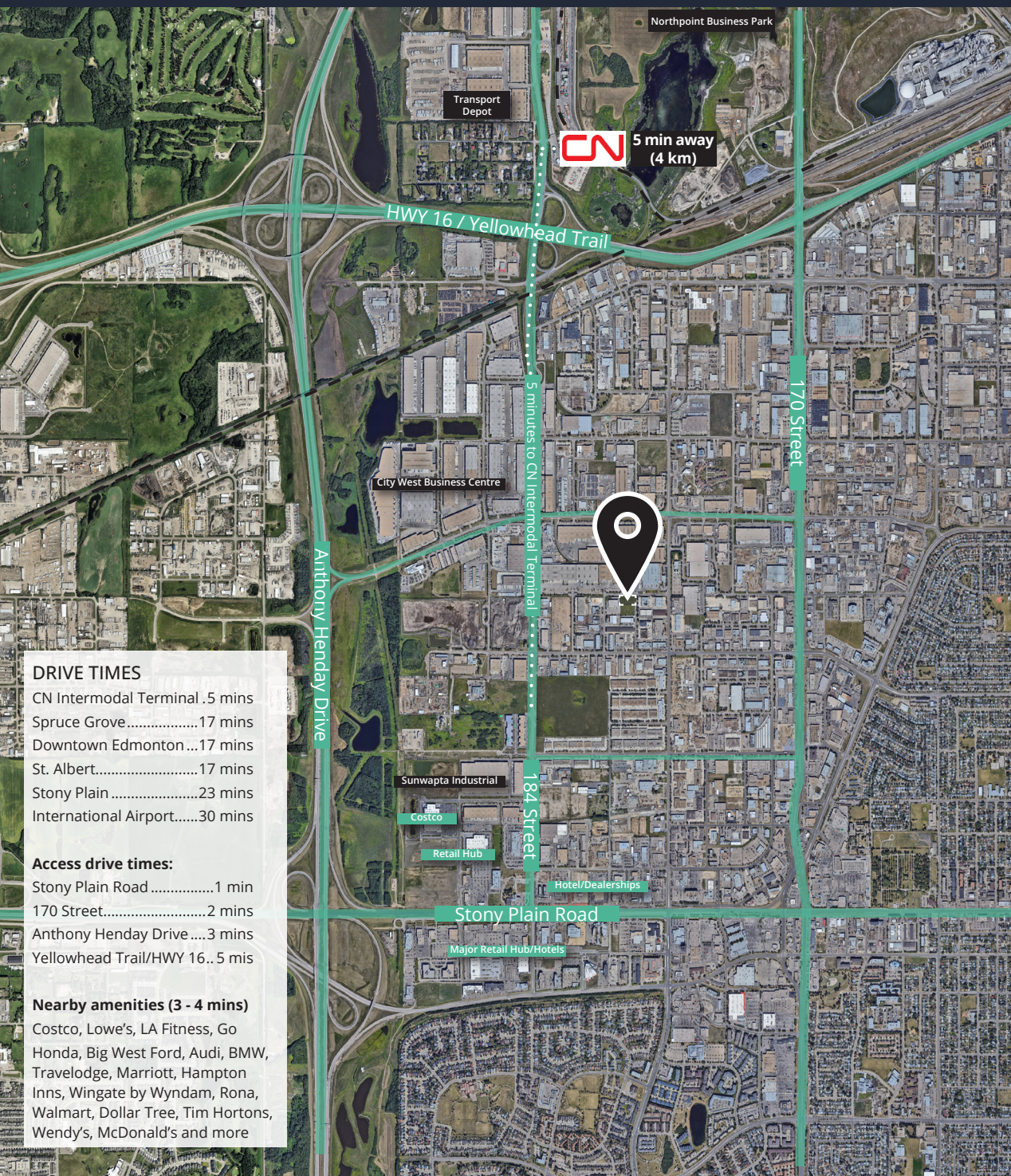
GET MORE
INFORMATION

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LOCATION OVERVIEW | 10830 180 Street, Edmonton, AB



DRIVE TIMES

CN Intermodal Terminal .5 mins
Spruce Grove.....17 mins
Downtown Edmonton...17 mins
St. Albert.....17 mins
Stony Plain.....23 mins
International Airport.....30 mins

Access drive times:

Stony Plain Road.....1 min
170 Street.....2 mins
Anthony Henday Drive.....3 mins
Yellowhead Trail/HWY 16..5 mins

Nearby amenities (3 - 4 mins)

Costco, Lowe's, LA Fitness, Go
Honda, Big West Ford, Audi, BMW,
Travelodge, Marriott, Hampton
Inns, Wingate by Wyndam, Rona,
Walmart, Dollar Tree, Tim Hortons,
Wendy's, McDonald's and more



1,510,926

Total Population
within 30 km of Site
(2025 est)



859,844

Total Labour Force
within 30 km of Site
(2025 est)

Q1 STATS



129,487,721

Industrial
Inventory



3.2%

Vacancy Rate



-147,405

Absorption

OFFERING SUMMARY

Legal Description: Plan 7820005
Blk 3 Lot 11

Site Size: 1 acre

Zoning: IM
Medium Industrial

Property Taxes: \$26,603.05 (2026)

Sale Price: \$810,000

- 1 acre corner lot
- Motivated seller
- In the heart of West Edmonton's major Industrial node
- Great access to major road ways such as 178 Street, 107 Avenue, 111 Avenue, Stony Plain Rd, and the Anthony Henday

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