

FOR SALE OR LEASE

NAI Commercial

MERIDIAN MAPLE RIDGE DEVELOPMENT OPPORTUNITY



5810-5910 MERIDIAN STREET NW | EDMONTON, AB | 12.55 ACRES± LAND

PROPERTY HIGHLIGHTS

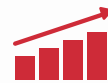
- 12.55 acres± of industrial land located in South Edmonton
- IM Zoned
- Fenced and compacted
- Access to major roadways such as Anthony Henday Drive, Sherwood Park Freeway, Whitemud Drive and Meridian Street

JULIE LAM

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60,250
DAYTIME POPULATION



2.4%
ANNUAL GROWTH 2023 - 2033



36,731 EMPLOYEES 2,406 BUSINESSES



\$1.9B
TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS



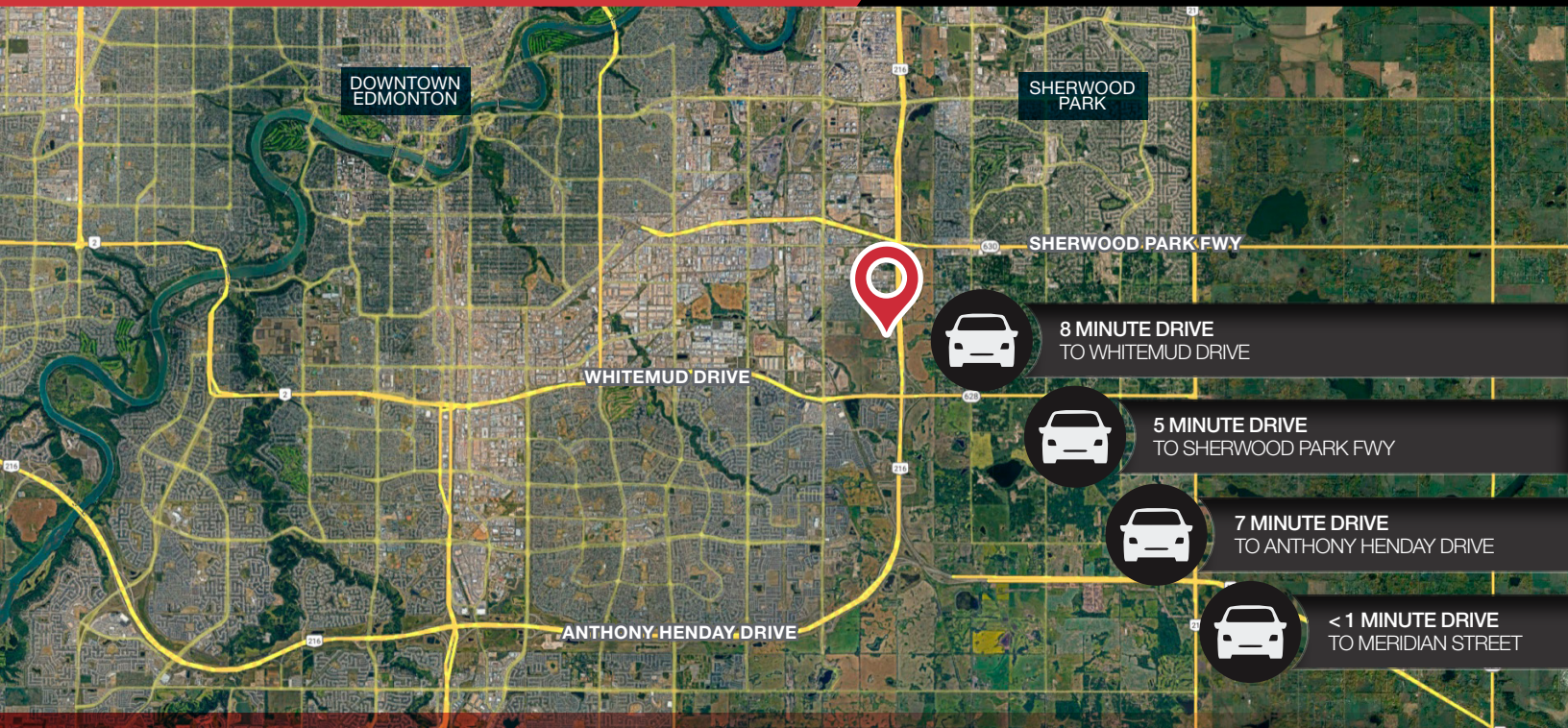
NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM



ADDITIONAL INFORMATION

LOT DESCRIPTIONS

5910 Meridian Street NW
 Lot A, Block , Plan 5717HW
 Size: 10.55 Acres
 2023 Tax: \$72,341.28

5810 Meridian Street NW
 Lot 1, Block , Plan 7822228
 Size: 2 Acres
 2023 Tax: \$26,601.81

ZONING

IM

AVAILABLE

Immediately

NEIGHBOURHOOD

Maple Ridge Industrial

NET LEASE RATE

\$1.25/sq.ft./annum

LEASE TERM

5-10 years

SALE PRICE

\$8,100,000
REDUCED TO \$7,153,500
(\$570,000 per acre)



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