



FOR SALE NEARCTIC LAND

15803 115 AVENUE, EDMONTON, AB

0.76 ACRES OF SERVICED DEVELOPMENT LAND

Benjamin Shopland
Associate, Industrial
(780) 689-7947
Benjamin.Shopland
@MarcusMillichap.com

Jonathan Zukiwsky
Senior Associate, Industrial
(780) 965-9119
Jonathan.Zukiwsky
@MarcusMillichap.com

Casey McClelland
Senior Vice President
(587) 756-1560
Casey.McClelland
@MarcusMillichap.com

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OVERVIEW / NEARCTIC LAND

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OPPORTUNITY

Fully serviced industrial development land just off 114 Avenue and 160 Street. The land is divided into 9 separate lots perpendicular to 114 Avenue. The site is situated minutes away from various transportation routes including the Yellowhead Highway, which connects Edmonton to other towns and provinces, making this a highly desirable parcel. The Medium Industrial zoning gives the opportunity to use Nearctic Land for a wide variety of industrial uses.

SALIENT DETAILS

MUNICIPAL ADDRESS: 15803 115 Avenue NW, Edmonton

LEGAL DESCRIPTION: Lot 12-20, Block 9, Plan 3933AO

SITE AREA: 0.76 Acres

SALE PRICE: \$600,000

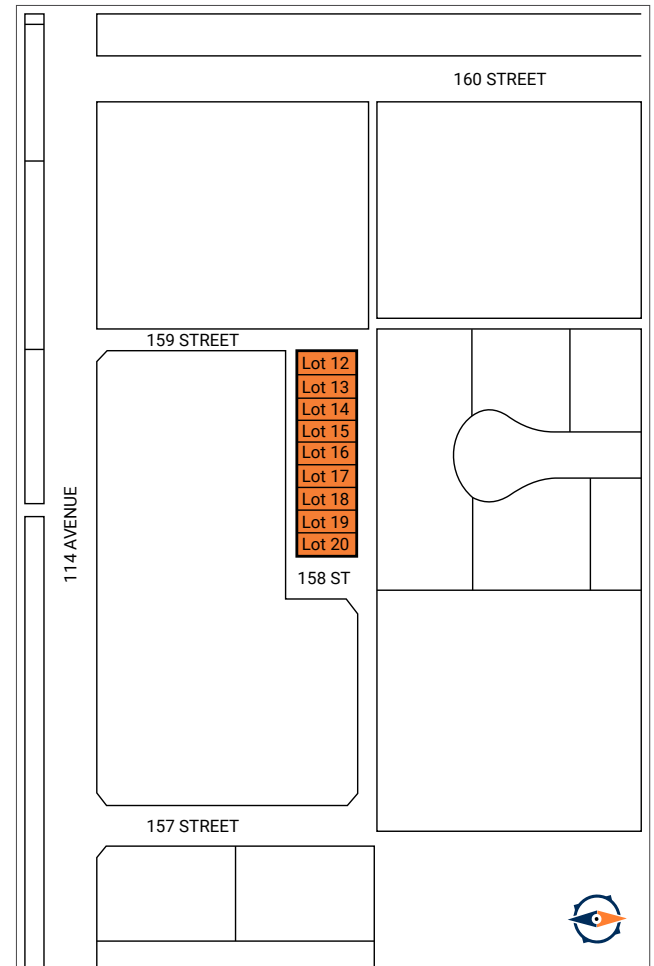
ZONING: IM - Medium Industrial

NEIGHBOURHOOD: Alberta Park Industrial

HIGHLIGHTS

- Full municipal standard land servicing
- Easily accessible from 114 Avenue and 160 Street
- 3 Minutes from 170 Street
- 4 Minutes from the Yellowhead Highway
- Located in Edmonton's NW industrial area
- Medium Industrial zoning

SITE PLAN



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Marcus & Millichap

Marcus & Millichap 10175 - 101 Street
1820 Enbridge Centre Edmonton, AB T5J 0H3 +1 (587) 756 1600

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