

**AVISON
YOUNG**

dream 

FOR LEASE

1.08 ACRE

Yard for Lease

**12810 - 170 Street
Edmonton, AB**



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Offering summary

Legal Description: Plan 5401NY, Lot A

Municipal Address: 12810 - 170 Street NW, Edmonton, AB

Site Size: +/- 1.08 acres (+/- 47,000 sf)

Zoning: IM - Medium Industrial

Rental Rate: \$1.25 psf

Available: Immediately

Fully compacted and graveled yard

Fenced perimeter with secure gate

Ideal for various uses



Prime location

Positioned strategically for your ease of access, ensuring your business remains well-connected. Quick entry to the Anthony Henday ring road, Yellowhead Highway, 170 Street, and Whitemud Drive guarantees seamless connectivity.

 **5 min**
CN Edmonton Intermodal Terminal

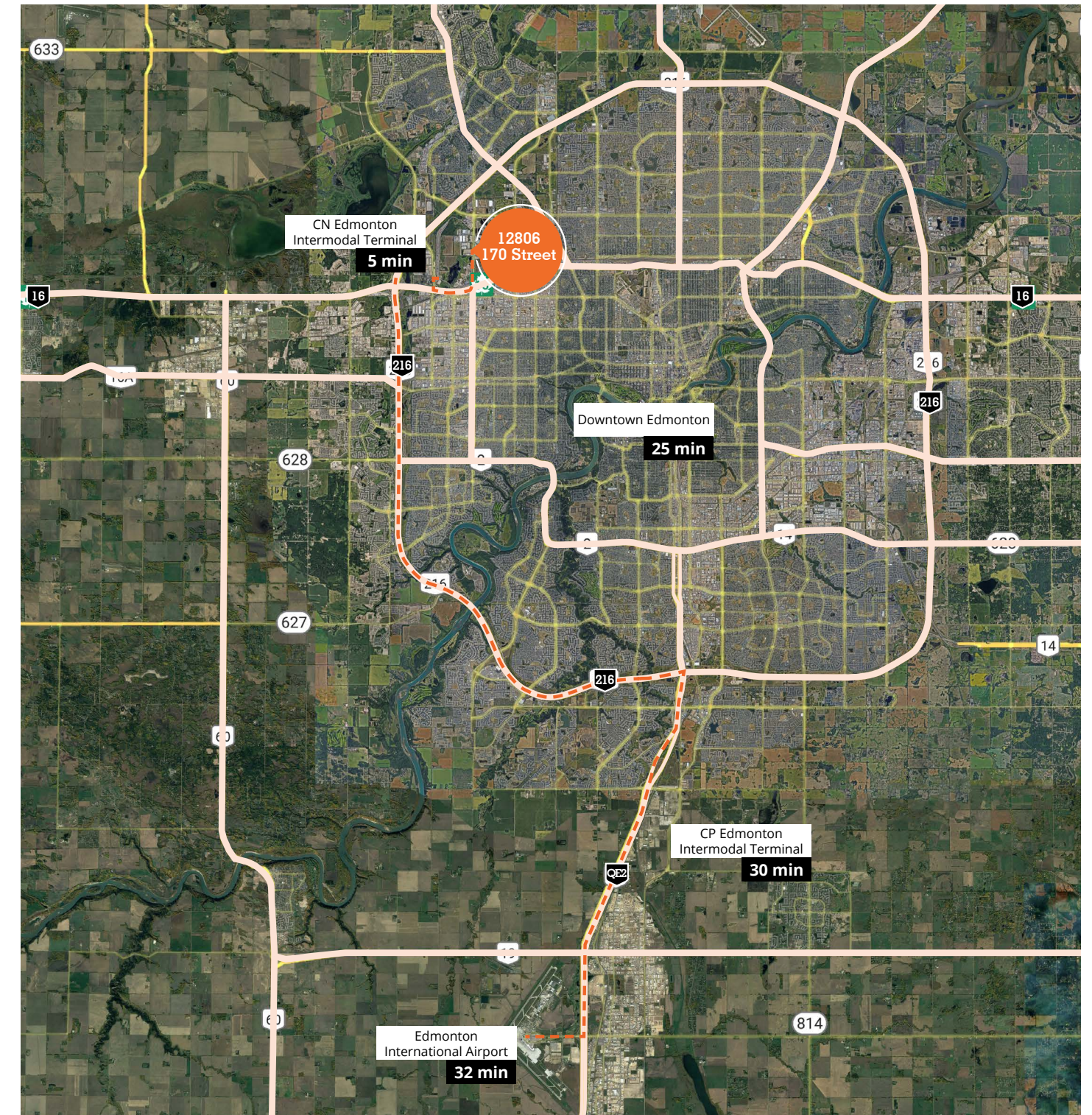
 **2 min**
Yellowhead Trail

 **30 min**
CP Edmonton Intermodal Terminal

 **4 min**
Anthony Henday Drive

 **32 min**
Edmonton International Airport

 **25 min**
Downtown Edmonton



If you would like more information on this property please get in touch.

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