

\$105,000 PER ACRE



YH3 Land | 20710 - 111 AVENUE EDMONTON, AB

Partnership. Performance.

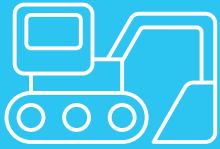
41.87 acres of Industrial Land

- Zoning allows for a wide variety of industrial uses
- Close proximity to Anthony Henday Drive, Yellowhead Trail and Stony Plain Road
- Tim Hortons, Shell, Petro Canada, and other local retailers within 2 km
- Minutes to Secord, Lewis Estates, Rosenthal and other west Edmonton neighbourhoods

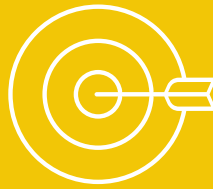
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**Ready
FOR DEVELOPMENT**



ZONING
**PROPOSED RE-ZONING
TO IM**



**2.2KM TO
YELLOWHEAD TRAIL**
**1.3KM TO
ANTHONY HENDAY**

Property Details

Address: 20710 - 111 Avenue

Legal Description: Plan 1097RS; Lot E

Site Size: 41.87 acres

Zoning: AGI - Industrial Reserve Zone
IM - Medium Industrial (proposed)

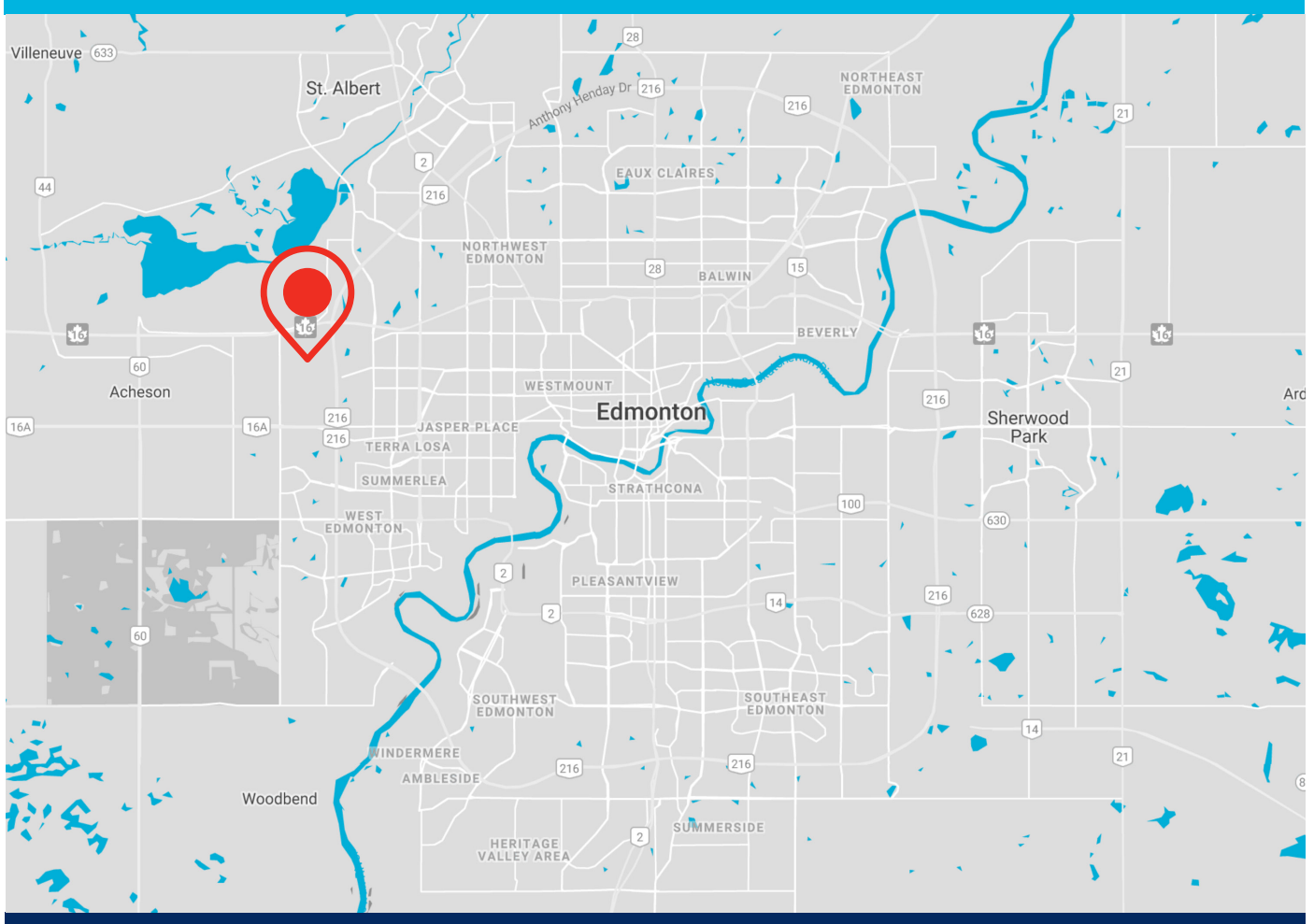
Taxes: \$141,159.33 (2019)

Asking Price: **\$105,000 per acre**

**Prime industrial
development
land.** Build to suit
your business needs.







For more information contact:

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