

**FOR SALE OR LEASE**  
**1.33 Acres±**  
**Industrial Land**



## INDUSTRIAL LAND

### 13341 - 149 Street

Edmonton, Alberta

#### Property Features

- 1.33 Acres± ready for build to suit or storage yard
- IB zoning allows for flexible range of users
- Great location, situated in the heart of the Bonaventure Industrial park
- Full municipal services
- Quick access to St. Albert Trail, 137th Avenue, Yellowhead Trail and Anthony Henday Drive

#### Ryan Brown

587 635 2486  
 rbrown@naiedmonton.com

#### Derek Claffey

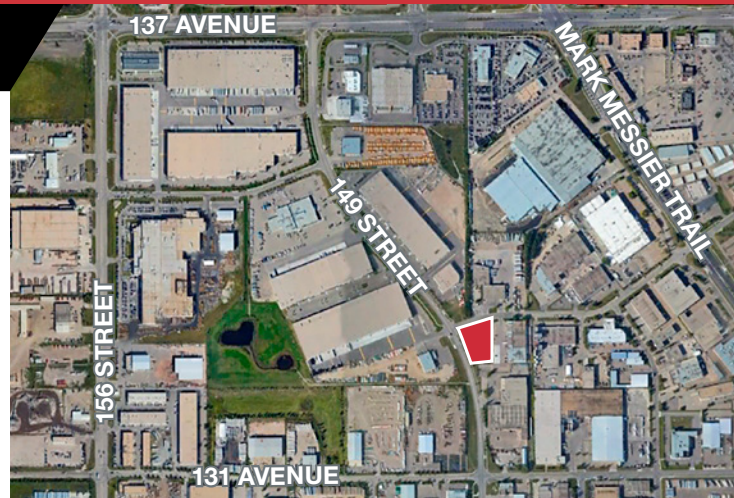
587 635 2478  
 dclaffey@naiedmonton.com

#### Chad Griffiths

780 436 7414  
 cgriffiths@naiedmonton.com

#### Drew Joslin

780 540 9100  
 djoslin@naiedmonton.com



SIZE	1.33 acres±
LEGAL DESCRIPTION	Plan 1421605, Block 11, Lot 24A
ZONING	Business Employment (BE)
AVAILABLE	Immediately
LEASE RATE	\$1.10/sq.ft./annum
PROPERTY TAXES	\$30,284.95 (2023) (\$0.52/sq.ft.)
SALE PRICE	\$1,200,000