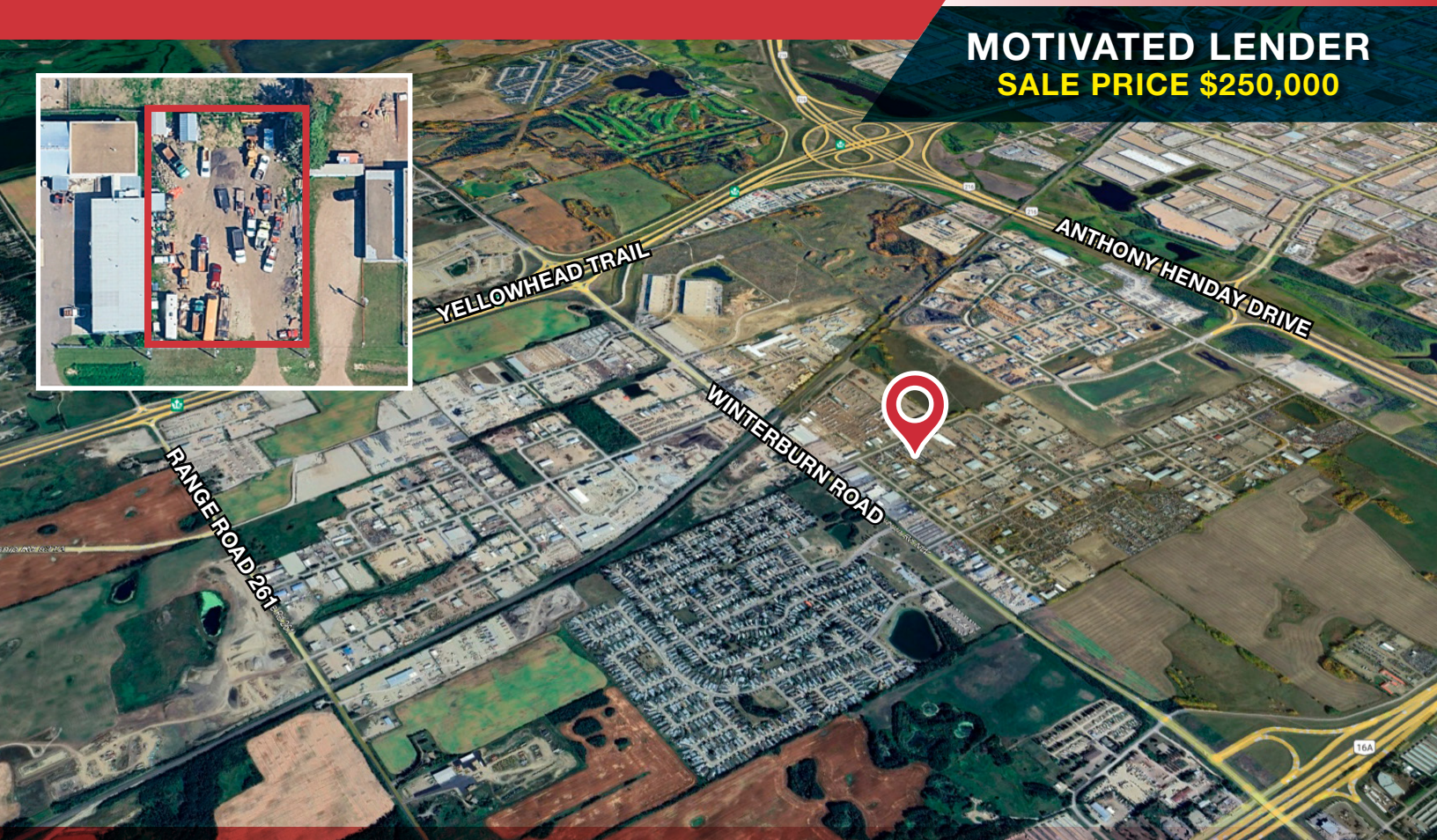


COURT ORDERED SALE

NAI Commercial





DEVELOPMENT/PRIME STORAGE LAND (0.50 AC±)

MOTIVATED LENDER
SALE PRICE \$250,000



21304 - 108 AVENUE | EDMONTON, AB | RARE DEVELOPMENT/STORAGE LAND

PROPERTY HIGHLIGHTS

-  **Rare Development Opportunity:** 0.50 Acre± (approximately 120'W x 180'D) development/storage parcel in Winterburn
-  **Strategic Location:** Easily accessible to Anthony Henday Drive and Yellowhead Trail with south exposure to 108 Avenue
-  **Zoning:** IM - Medium Industrial Zone accommodates a variety of industrial uses
-  **Site Improvements:** Lot is fenced and gravelled

VINCE CAPUTO MBA, SIOR
Partner
780 436 7624
vcaputo@naiedmonton.com

The information herein is not warranted by the Lender nor should any Purchaser rely solely on this information. Instead, each Purchaser is responsible to conduct its own prudent due diligence as this Court Ordered Sale is offered on an "As is and Where is" basis.



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



780 436 7410



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COURT ORDERED SALE

DEVELOPMENT/PRIME STORAGE LAND (0.50 AC±)

21304 - 108 AVENUE | EDMONTON, AB



Easy Access to Anthony Henday Drive and Yellowhead Trail



8 Minutes to Acheson

16 Minutes to Spruce Grove



0.50 acre± Lot in Winterburn



Flexible Zoning



Edmonton's Most Desirable Industrial Node



Lot dimensions may be approximate, for official lot dimensions please refer to the County or Municipal Assessor's legal description.



PROPERTY INFORMATION

SITE SIZE	0.50 acres±
LEGAL DESCRIPTION	Plan 8121592 Blk 3 Lot 5C
ZONING	IM (Medium Industrial)
NEIGHBOURHOOD	Winterburn Industrial Area East
PROPERTY TAXES (2025)	\$8,773.61
SALE PRICE	\$250,000

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