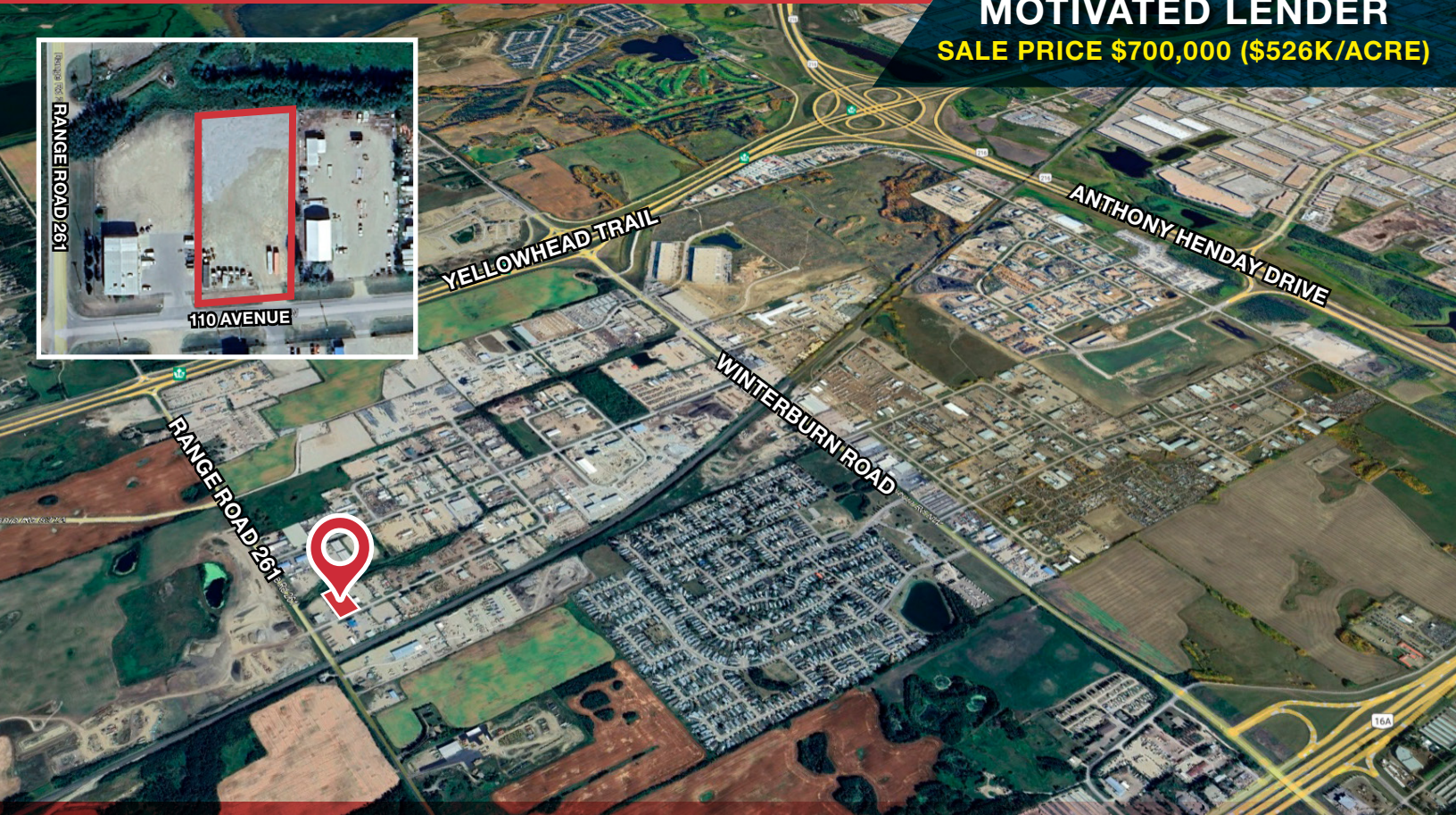


COURT ORDERED SALE

NAI Commercial




PRIME STORAGE DEVELOPMENT LAND (1.33 AC±)

MOTIVATED LENDER
SALE PRICE \$700,000 (\$526K/ACRE)



22944 - 110 AVENUE | EDMONTON, AB | RARE STORAGE/DEVELOPMENT LAND

PROPERTY HIGHLIGHTS

-  **Rare Development Opportunity:** 1.33 Acre± development parcel in Winterburn
-  **Strategic Location:** Easily accessible to Anthony Henday Drive and Yellowhead Trail with south exposure to 110 Avenue
-  **Zoning:** IM - Medium Industrial Zone accommodates a variety of industrial uses

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



NAIEDMONTON.COM

COURT ORDERED SALE

PRIME STORAGE DEVELOPMENT LAND (1.33 AC±)

22944 - 110 AVENUE | EDMONTON, AB



Easy Access to Anthony Henday Drive and Yellowhead Trail



7 Minutes to Acheson

15 Minutes to Spruce Grove



1.33 acre± Lot in Winterburn



Flexible Zoning



Edmonton's Most Desirable Industrial Node



PROPERTY INFORMATION

SITE SIZE	1.33 acres±
LEGAL DESCRIPTION	Plan 8021483 Blk 3 Lot 12
ZONING	IM (Medium Industrial)
NEIGHBOURHOOD	Winterburn Industrial Area East
PROPERTY TAXES (2024)	\$17,968.43
SALE PRICE	\$700,000

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



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



780 436 7410



NAIEDMONTON.COM

7343 VC24