

FOR SALE

NAI Commercial

PRIME 0.20 ACRE± STORAGE LOT



10389 - 60 AVENUE | EDMONTON, AB | FULLY PAVED AND SECURED

Looking for the perfect storage solution in a high-exposure, easily accessible location?

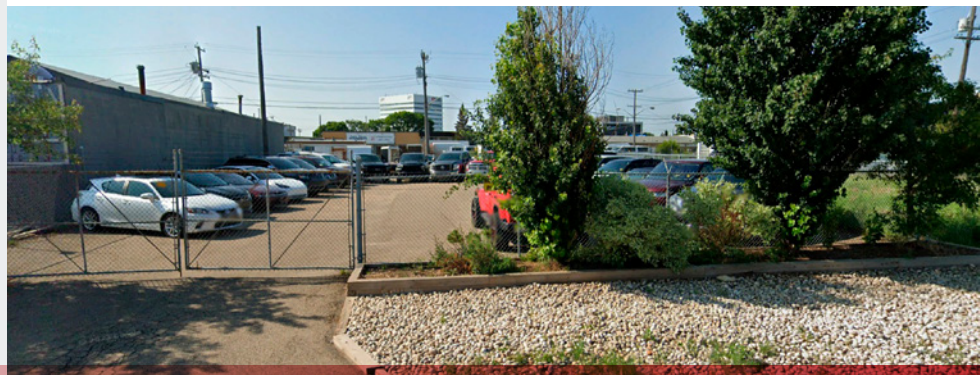
This 0.20-acre fully paved asphalt lot offers unbeatable convenience between Gateway Boulevard & Calgary Trail, with quick access to Whitemud Drive—a prime hub for logistics, contractors, and fleet operators.

CONOR CLARKE

Senior Associate
587 635 2480
cclarke@naiedmonton.com

PROPERTY HIGHLIGHTS

- Fully paved asphalt
- Perimeter fenced & secure gated access
- Bright flood lighting – enhanced visibility and security
- Strategic location – minutes from major transport corridors



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



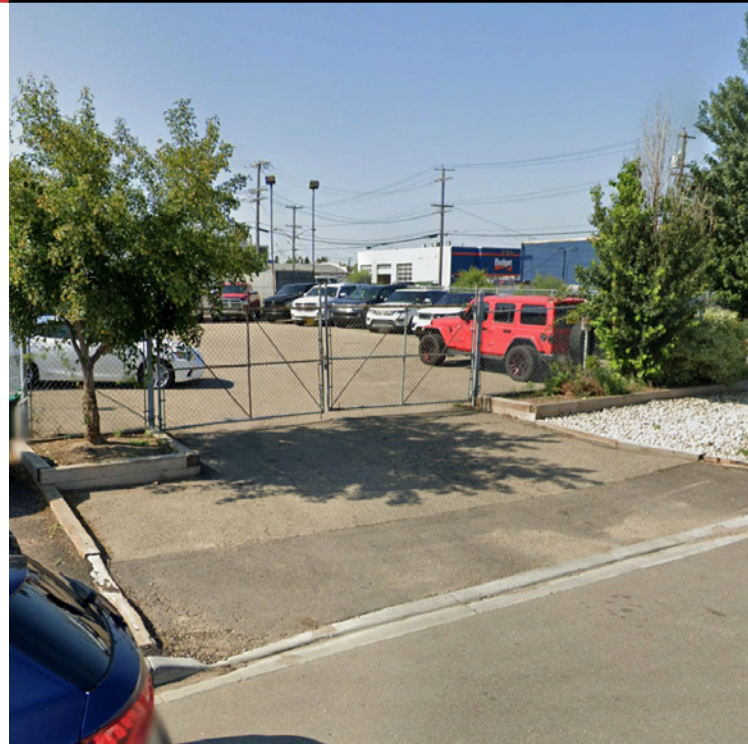
780 436 7410



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ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan 0020127 Blk 82 Lot 27A
SIZE AVAILABLE	0.20 acres±
ZONING	BE (Business Employment)
AVAILABLE	Immediately
PROPERTY TAXES (2025)	\$11,644.48
SALE PRICE	\$434,000
NOTES	Month-to-month tenant currently in-place Current monthly income \$3,700 (gross)



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

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