



Edmonton Alberta

\$3,999,900

Outstanding opportunity to acquire 10.55 ACRES of future commercial land in a rapidly expanding Northwest Edmonton corridor strategically located JUST OFF ANTHONY HENDAY Drive with DIRECT ACCESS TO CAMPBELL ROAD (156 Street), this high-profile site offers seamless connectivity to both Edmonton and St. Albert making it ideal for a wide range of commercial uses. Bordered by major developments including the 450,000 sq. ft. Alberta Liquor Control Distribution Centre and City Ford, the property benefits from strong regional traffic and exposure. Its proximity to the St. Albert Park & Ride hub further enhances long-term value and accessibility, reinforcing this location as a major commercial node in the region. With growing infrastructure, excellent arterial access, and strong demographic growth from both Edmonton and St. Albert, this parcel presents a strategic short-term holding with high future development potential. Position your portfolio for growth--location, access, and momentum are all here. Other Property Types: Commercial Land Ownership Interest: Private Site Services: Electricity at Lot Line, Not Known Title to Land: Fee Simple RPR Survey Available: No Seller Rights: No Appointment Name: Matthew Labas Appointment Phone: 780-819-2615 Paragon Listing ID: E4442417 (id:6769)

Listing Presented By:



Originally Listed by:
RE/MAX Professionals

<https://blacklabelpropertygroup.com/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.