



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/>

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