



## Edmonton Alberta

\$4,999,900

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. (id:6769)

Listing Presented By:



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RE/MAX Professionals

<https://blacklabelpropertygroup.com/>



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