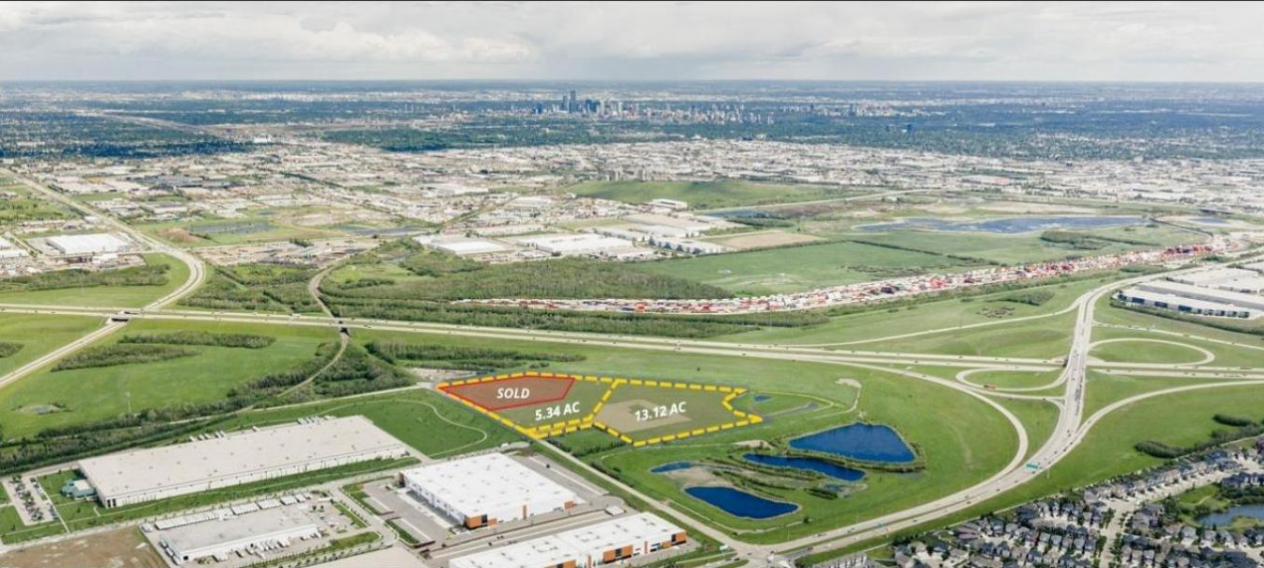




LIST PRICE
\$431,000/acre

FOR SALE

Allan Dale Lands | Anthony Henday & Ray Gibbons Drive

±18.46 Acres of Serviced Commercial / Industrial Land | 2 Parcels of ±5.34 Acres & ±13.12 Acres

18745 / 18503 - 137th Avenue NW, Edmonton, AB

Edmonton Alberta

\$7,956,000

Click brochure for more information. The Allan Dale Lands -- a 18.46-acre, high-exposure commercial / light-industrial development land fronting Anthony Henday Drive in northwest Edmonton. Positioned on one of the region's busiest perimeter corridors and anchored on a premium corner at the Ray Gibbons Drive interchange, the site offers a rare combination of marquee visibility, flexible parcelization, and use-friendly zoning. The opportunity is structured to suit the market: two serviced parcels, 5.34 acres and 13.12-acres, are available individually, or in combination as a larger assembly. The larger 13.12-acre corner parcel is ideally suited to a single high-profile user such as an RV, automotive, equipment, or fleet operator. Smaller and mid-format users can secure right-sized parcels along the corridor, while a larger developer or owner-user can assemble multiple lots into a single site. The lands carry a flexible, site-specific Direct Control (DC2 (968)) designation supporting a broad range of industrial, automotive, equipment, fleet and service-commercial uses, with strong potential to rezone to standard IM (Medium Industrial) should a user require additional flexibility. The site is within the City of Edmonton and serviced, with sanitary currently handled via on-site holding tank pending the corridor's permanent connection. Offered at \$431,000 per acre / \$7,956,000 the Allan Dale Lands represent a flexible, development-ready position on a corridor where large-format, high-exposure serviced land within the City of Edmonton city limits is in genuinely short supply. (id:6769)

Listing Presented By:



Originally Listed by:
HonestDoor Inc

<https://www.honestdoor.com/>



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