



## 604 227 Avenue Edmonton AB

\$1,582,050

79.5 acres. This potential industrial development site is strategically located within the Edmonton Energy and Technology Park Area Structure Plan (ASP), offering excellent access to key transportation routes. It provides quick access to Manning Drive and is just minutes from the Anthony Henday, enhancing business connectivity. The site is minutes from Manning Town Centre and Fort Saskatchewan, close to Alberta's Heartland, a major industrial hub. With a central location and access to surrounding infrastructure, this site presents prime potential for future industrial development. Short Legal: 4;23;54;29;SE - Zoning: AG (Agricultural).

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

1988jones@gmail.com



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L 4P6

Phone: 780-995-SOLD (7653)  
homes4u@corinneoneil.com