



## Edmonton Alberta

\$1,300,000

A RARE FIND!!! Small industrial land parcel and, approximately, 1.41 Acres is available for sale immediately. This Parcel is located in highly desired South East Part (Maple Industrial) of the City. This serviced land has approximately 200 feet frontage to 70 Avenue, and is just off 17 street. Great connectivity with minutes off, to and from, Sherwood Park Freeway, Anthony Henday Drive and, Whitemud Drive. Potential usages for a future development include but not limited to: Warehouse, Storage and distribution centre, Self Storage, Manufacturing, Processing of raw material and, vehicle repair and service centre. Geotech and, Phase 1 Environmental Reports from late 2023 are on file. (id:6769)

Listing Presented By:



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