

FOR SALE

4.81 ACRES INDUSTRIAL LAND

6604 30 Street, Edmonton, AB

PRICE REDUCED!



HIGHLIGHTS

- 4.81 Acres Industrial Land For Sale
- ~~\$623,000~~ \$525,000 per acre
- Majority Graveled (was pipe yard)
- Excellent Access to Sherwood Park Freeway, Anthony Henday and Whitemud Drive
- Great south Edmonton location
- Zoned IM.
- Available immediately

CONTACT

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REALTY™

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PROPERTY DETAILS

ADDRESS	6604 30 Street NW, Edmonton, Alberta
LEGAL DESCRIPTION	Plan 5129AJ Block 15
TYPE OF SPACE	Unserviced Land
SITE SIZE	4.81 Acres (+/-)
ZONING	IM
POSSESSION	Immediate

FINANCIALS

SALE PRICE	\$623,000/acre \$2,996,630.00 total \$525,000/acre \$2,525,250.00 total
MUNICIPAL TAXES	\$36,326.65
EDUCATIONAL TAXES	\$7,882.50

ADDITIONAL INFO

- Majority of the Yard is prepped and graveled
- IM zoning (Medium Industrial)



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PROPERTY LOCATION



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