

# FOR SALE

## 4.325 ACRES INDUSTRIAL LAND

3400 68 Avenue NW, Edmonton, AB



POSSESSION: SEPTEMBER 1, 2026

### HIGHLIGHTS

- 4.325 acres ± industrial land for sale
- 6 buildings
- Majority of the yard is prepped and graveled (pipe yard)
- Excellent access to Sherwood Park Freeway, Anthony Henday and Whitemud Drive
- Great south Edmonton location
- Zoned IM
- Gas and electricity on property, water along 34 Street

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#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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## 6 Buildings on Site

- (5) 1,900 sq ft ± buildings on concrete slab with power, 2 are heated
- (1) 450 sq ft ± office trailer with natural gas and power

## Property Details & Financials

ADDRESS	3400 68 Avenue NW, Edmonton, Alberta
LEGAL DESCRIPTION	Plan: 5129AJ; Block: 1
UTILITIES	Natural gas and electricity on site Water along 34 Street
ZONING	IM ( <a href="#">Medium Industrial</a> )
SITE SIZE	4.325 Acres ±
SALE PRICE	<b>\$4,200,000.00</b>
PROPERTY TAXES	\$59,329.62/yr (2025)
POSSESSION	September 1, 2026



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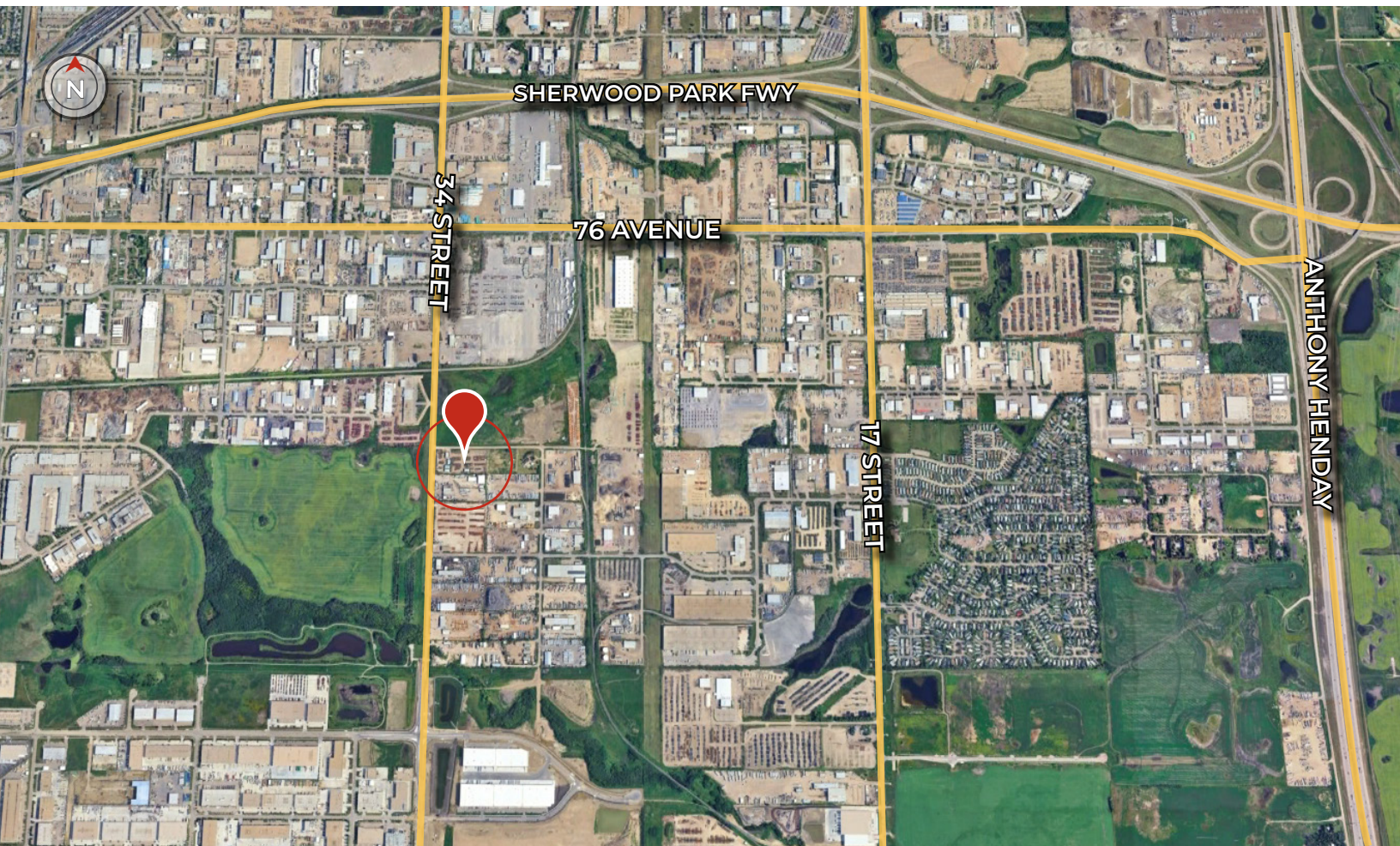
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

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**CONTACT OUR TEAM:**



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