

FOR SALE

4.325 ACRES INDUSTRIAL LAND

3400 68 Avenue NW, Edmonton, AB



HIGHLIGHTS

- 4.325 Acres (+/-) industrial land for sale
- 6 buildings
- Majority 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

CONTACT

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PROPERTY DETAILS

ADDRESS	3400 68 Avenue NW Edmonton, Alberta
LEGAL DESCRIPTION	Plan 5129AJ Block 1
UTILITIES	Natural gas on site Electricity on site Water along 34 Street
ZONING	IM
SITE SIZE	4.325 Acres (+/-)

FINANCIALS

SALE PRICE	\$3,750,000.00
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ADDITIONAL INFO

- Majority of the yard is prepped and graveled
- IM zoning (Medium Industrial)
- 6 buildings

PHOTOS



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PHOTOS



PROPERTY LOCATION

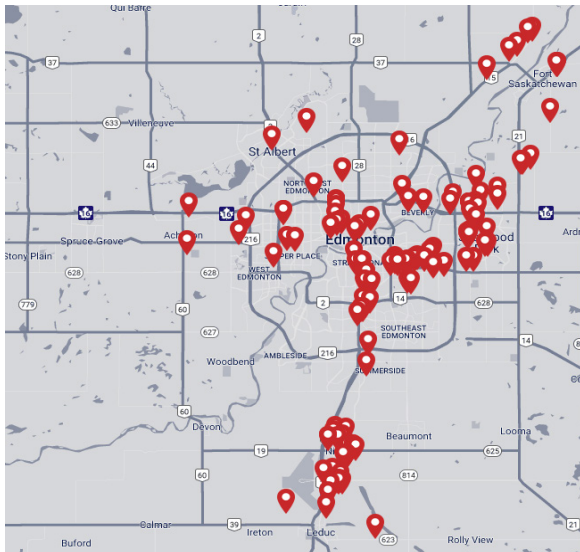


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ABOUT ROYAL PARK REALTY



- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 17 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

MARCUS SCHWABE, Associate, BSc. BEd



Royal Park Realty Associate, Marcus Schwabe, offers expertise in the sale and leasing of retail, office, multi-family and industrial properties within the greater Edmonton area and throughout Alberta.

Marcus understands that the business of real estate starts with developing strong relationships. Part of this process includes demystifying the sales or leasing transactions and providing customer-centric service. Marcus' previous background in management, education, home building, and healthcare represents a vast network of contacts across an array of sectors, and lends him the expertise to help turn your lease, purchase or sale into a positive business decision.

Marcus has lived in the Edmonton area for more than 45 years. He holds Bachelor of Science and Bachelor of Education degrees from the University of Alberta. Marcus has volunteered for many organizations, is active in his local church, is a member of the Strathcona County Community Living Advisory Committee, Social Framework Committee, Initiatives Committee and is a past member of the Strathcona County Seniors Advisory Committee. He and his wife have been married of over 35 years have three children and a dog.



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