

FOR LEASE

DEMISABLE LAND OPTIONS

3052 84 Avenue NW, Edmonton



HIGHLIGHTS

- 1 - 7 Acres (+/-) industrial land for lease
- 1 Acre options available
- IH Zoning (Heavy Industrial)
- Secure yard with private entrance
- Power on-site
- Fully prepped, graveled, fenced and gated yard

CONTACT

TYLER WEIMAN

Partner, Associate

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REALTY™**

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

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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 The offering may be withdrawn at any time without notice or cause.

PROPERTY DETAILS

MUNICIPAL ADDRESS	3052 84 Avenue NW, Edmonton, AB T6P 1K3
LEGAL DESCRIPTION	Plan: 851AV; Block: X
NEIGHBOURHOOD	Sherwood Industrial Estates
ZONING	IH (Heavy Industrial)
ACRES	1 - 7 Acres (+/-)
POSSESSION	Negotiable



- 15 MINS TO EDMONTON CITY CENTRE
- 20 MINS TO INDUSTRIAL HEARTLAND
- 25 MINS TO NISKU/LEDUC
- 30 MINS TO EDMONTON INT'L AIRPORT

FINANCIALS

LEASE RATE	Market
OPERATING COSTS	TBC

ABOUT THE AREA

Join neighbours such as:

- IPEX
- Mitey Titan Industries
- General, Mechanical & Civil Contractors
- CEDA
- Pro-Rod
- Automated Rig Technologies
- Sherwood Steel
- CRP Products & Manufacturing
- Weatherford

NEIGHBOURHOOD



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AERIAL



PROPERTY LOCATION



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IH ZONING

The purpose of this Zone is to provide for industrial Uses that, due to their appearance, noise, odour, risk of toxic emissions, or fire and explosion hazards are incompatible with residential, commercial, and other land Uses. This Zone should normally be located on the interior of industrial or agricultural areas, such that it does not interfere with the safety, Use, amenity or enjoyment of any surrounding Zones.

Permitted Uses	Discretionary Uses
General Industrial Uses Land Treatment Special Event Fascia On-premises Signs Fascia Off-premises Signs Freestanding On-premises Signs Freestanding Off-premises Signs Projecting On-premises Signs Roof On-premises Signs Temporary On-premises Signs	Adult Mini-Theatres General Contractor Services General Industrial Uses Market Natural Resource Developments Recycled Materials Drop-off Centres Residential Sales Centres Temporary Storage Urban Gardens Urban Indoor Farms Urban Outdoor Farms Fascia Off-premises Signs Freestanding Off-premises Signs Major Digital Signs Minor Digital Off-premises Signs Minor Digital On-premises Signs Minor Digital On-premises Off-premises Signs Roof Off-premises Signs Roof On-premises Signs Temporary Off-premises Signs



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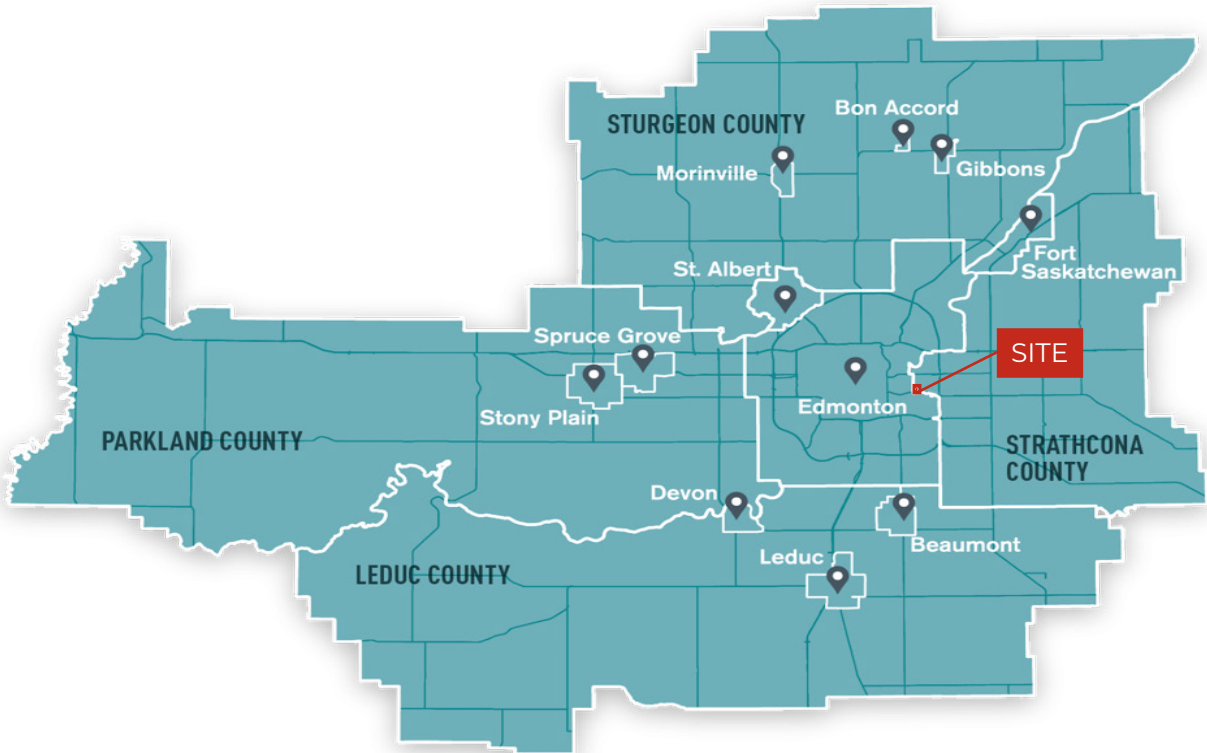
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ADDITIONAL AERIAL



REGIONAL MAP



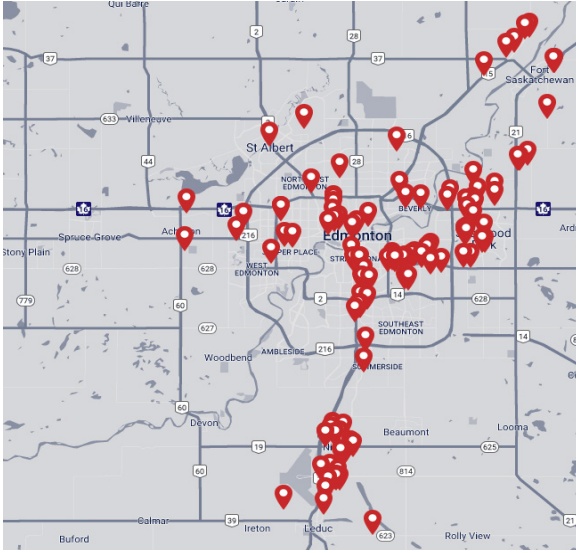
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ABOUT ROYAL PARK REALTY



- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 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

TYLER WEIMAN Partner, Associate - BIO



Tyler joined the firm in 2017, after a successful 14-year professional hockey career which saw him have extended travels in North America, Europe and Asia. His high level of professionalism, dedication to excellence and attention to detail is top priority to his clients while helping them achieve their business goals.

As a partner of Royal Park Realty, he brings knowledge, enthusiasm and a desire to attain the best results for property owners and users. Tyler works to be a valuable asset to his clients by understanding their needs and developing long lasting relationships.

Tyler specializes in leasing and the sale or purchase of commercial and industrial properties consisting of owner/user & multi-tenant industrial buildings, expansions, build to suit, relocations, land acquisitions and development of industry property.

Tyler enjoys giving back to the community and continues to be involved in various charitable organizations. He and his wife are raising their four children in the Edmonton area.



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