FOR LEASE

SMALL INDUSTRIAL LAND OPTIONS

3052 - 84 Avenue NW, Edmonton, AB

HIGHLIGHTS

- Small industrial land options for lease
- Flexible yard sizes available
- IH Zoning (Heavy Industrial)
- Secure yard with private entrance
- Power on-site
- Fully prepped, graveled, fenced and gated yard
- Quick access to 34 street, Baseline Road and Sherwood Park Freeway

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ROYAL PARK REALTY™

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royalparkrealty.com

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 The offering may be withdrawn at any time without notice or cause.

Neighbourhood | Strathcona County Industrial Land

JOIN NEIGHBOURS SUCH AS:

- Alexander Tubular
- Mitey Titan Industries
- General, Mechanical & Civil Contractors
- CEDA
- Sherwood Steel
- CRP Products & Manufacturing
- Weatherford
- STAMCO Specialty Tool & Mfg. Co.

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

Property Details & Financials

MUNICIPAL ADDRESS	3052 - 84 Avenue NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 851AV; Block: X
NEIGHBOURHOOD	Sherwood Industrial Estates
ZONING	IH (Heavy Industrial)
SITE SIZE	45.0 acres ± 1 acre & under available ±
LEASE RATE	Market
OP COSTS	$1,121/acre/month (Property taxes & Landlord's Liability Insurance) (2026)
POSSESSION	Negotiable

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Available

Property Location

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IH Zoning | Strathcona County Industrial Land

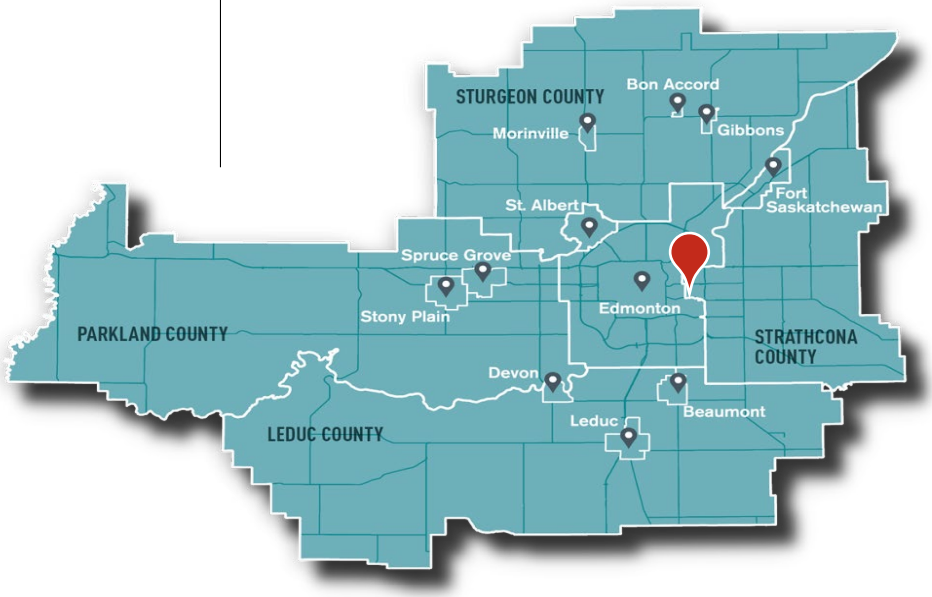
The purpose of this Zone is to provide for industrial uses that, due to their appearance, noise, odour, risk of toxic emissions, or fire and explosion hazards are incompatible with residential, commercial, and other land Uses. This Zone should normally be located on the interior of industrial or agricultural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

Discretionary Uses

- 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

Permitted 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



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- 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, SIOR Partner, Associate

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In 2017, Tyler became part of the firm following a prosperous 14-year professional hockey career that took him on extensive journeys across North America, Europe, and Asia. He places the utmost importance on professionalism, a commitment to excellence, and meticulous attention to detail when serving his clients, helping them in attaining their business objectives.

As a partner at Royal Park Realty, Tyler brings with him a wealth of knowledge, enthusiasm, and determination to achieve optimal outcomes for both property owners and users. His approach involves becoming an invaluable resource to his clients by deeply comprehending their requirements and fostering enduring relationships.

Tyler has achieved the prestigious SIOR designation (Society of Industrial and Office Realtors), which represents the pinnacle of expertise, productivity, and ethical standards in the real estate sector. Those with the SIOR designation are acknowledged by corporate real estate leaders, commercial real estate professionals, brokers, agents, lenders, and others in the industry as the most proficient and seasoned brokerage experts across all markets.

His expertise lies in various aspects of commercial and industrial real estate, including leasing, buying, selling, acquiring, and disposing of properties. Tyler's focus encompasses a wide range of property types, such as owner/user and multi-tenant industrial buildings, expansions, custom-built solutions, relocations, land acquisitions, and the development of industrial properties.
Tyler finds satisfaction in contributing to the community and remains actively engaged with several charitable organizations. He and wife are raising their four children in the Edmonton area.

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