

# FOR LEASE

## PRIME INDUSTRIAL LAND LOCATION

7120 34 Street NW, Edmonton, AB



### HIGHLIGHTS

- 1 Acre ± remaining of industrial land for lease
- Convenient southeast Edmonton location fronting 34 Street
- Compacted and graveled yard
- Power on site
- Site is securely fenced and gated with private access
- Excellent proximity/access to Sherwood Park Freeway, Whitemud Drive and Anthony Henday

### CONTACT

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REALTY™

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

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## PROPERTY DETAILS

MUNICIPAL ADDRESS	7120 34 Street NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 2867NY; Block: B;
ZONING	FD ( <a href="#">Future Urban Development</a> )
SITE SIZE	5 acres ± 1 acre ± available
POSSESSION	Immediate

### DRIVE TIMES:



- 15 MINS TO EDMONTON CITY CENTRE
- 20 MINS TO FORT SASKATCHEWAN
- 25 MINS TO NISKU/LEDUC
- 25 MINS TO EIA

## FINANCIALS

LEASE RATE	\$3,200 - \$3,500/acre/month
OPERATING COSTS	\$1,175/acre/month (property taxes) \$250/month (insurance)

## ABOUT THE AREA

Join neighbours such as:

- Superior Propane
- Skyway Canada
- A & B Rail
- Delnor Construction
- Gregg Distributors
- Waste Connections of Canada
- BRV Truck and Trailer Repair

## NEIGHBOURHOOD



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# AERIAL



# PROPERTY LOCATION



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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 - BIO



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 attain 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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