

FOR LEASE

2 ACRES INDUSTRIAL LAND

4051 84 Avenue NW, Edmonton



HIGHLIGHTS

- 2 Acres (+/-) industrial land for lease
- Convenient southeast Edmonton location
- Fully prepped and graveled yard
- Securely fenced and gated
- Power on-site with energized outlets
- Minutes to Anthony Henday
- Direct access to Sherwood Park Freeway, 34 Street, and 50th Street

CONTACT

TYLER WEIMAN

Associate

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REALTY™

T 780.448.0800 **F** 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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PROPERTY DETAILS

MUNICIPAL ADDRESS	4051 84 Avenue NW, Edmonton, AB T6B 2Z3
LEGAL DESCRIPTION	Plan: 3264HW; Lot: C
NEIGHBOURHOOD	Morris Industrial
ZONING	AGI (Industrial Reserve Zone)
POWER	400 Amp 120/208 volt (TBC)
SITE SIZE	2 Acres (+/-)
POSSESSION	Negotiable

FINANCIALS

LEASE RATE	Market
OPERATING COSTS	\$750/acre/month (taxes-2021) \$150/month (insurance-2021)

ABOUT THE AREA

Join neighbours such as:

- Big Steel Box
- A&H Steel
- Canopy Growth
- GFL Environmental
- Pillar Fabricators
- General Recycling
- Harbour Environmental Group
- ECM



- 15 MINS TO EDMONTON CITY CENTRE
- 20 MINS TO INDUSTRIAL HEARTLAND
- 30 MINS TO EDMONTON INT'L AIRPORT

NEIGHBOURHOOD



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AERIAL



PROPERTY LOCATION



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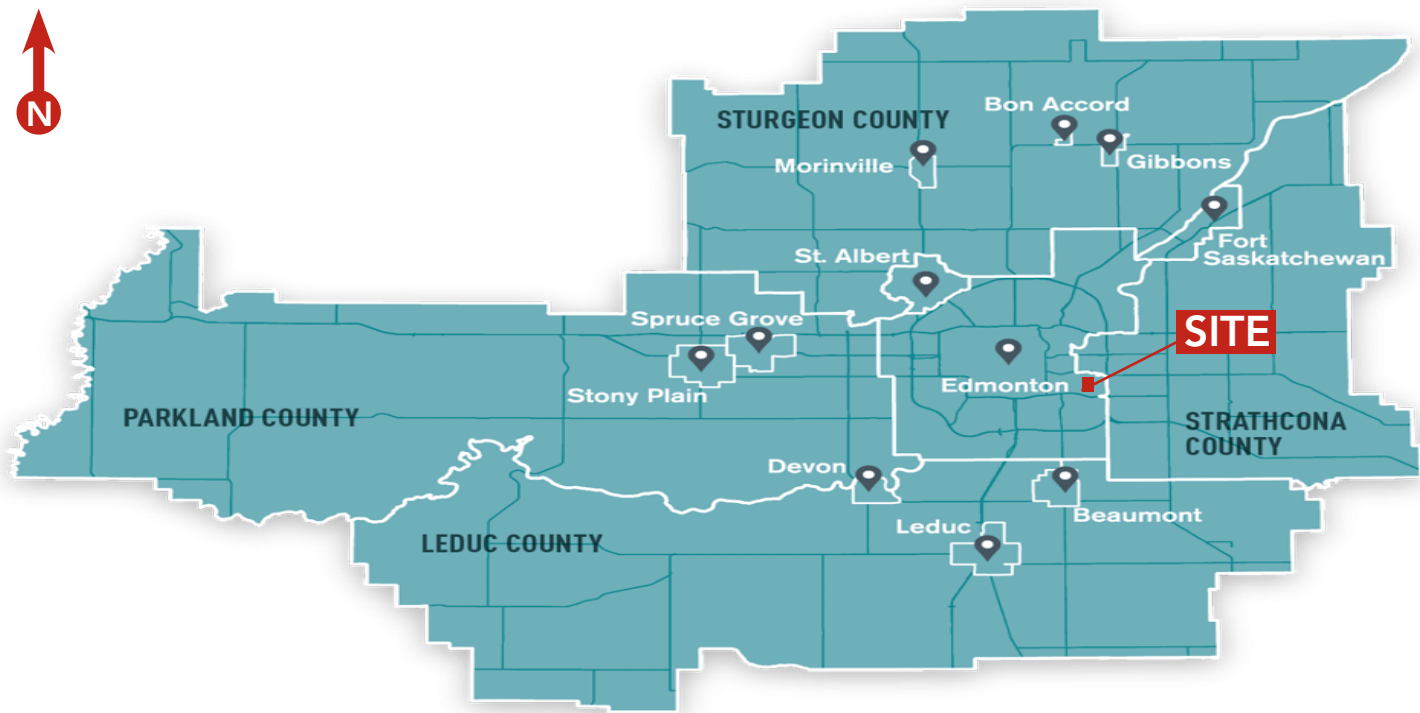
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PHOTOS



REGIONAL MAP

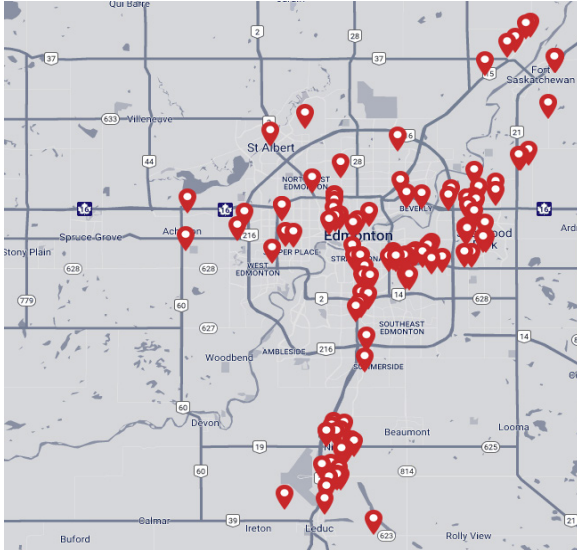




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ABOUT ROYAL PARK REALTY



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

TYLER WEIMAN Associate - BIO



Managing purchase, sales, leasing and investment transactions, Tyler finds the most suitable commercial property for the best price possible.

Tyler's local expertise and global network are invaluable, together with his ability to provide information quickly and accurately. His capacity to deliver clever strategies and solutions that overcome obstacles saves clients time and money.

Tyler's 14-year career playing professional hockey led to extended travels in North America, Europe, and Asia. This immersion in different cultures and locales has expanded his knowledge, personal growth, and relationships. His high level of professionalism, dedication to excellence and attention to detail is top priority to his clients while helping them reach their own unique goals.

Tyler enjoys giving back to the community and has volunteered with many charitable events, programs, and foundations. Tyler and his wife are raising their family in the Edmonton area. He appreciates traveling, learning about new cultures and lifestyles, all sports, photography and spending time with family and friends.



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