

FOR SALE/LEASE

3.58 ACRES IN STRATHCONA COUNTY

13 Street & 90 Avenue, Strathcona County, AB



PRICE REDUCED!

HIGHLIGHTS

- 3.58 Acres \pm for sale/ lease in Laurin Industrial Park
- Build to suit opportunity
- 20,659 sq ft \pm industrial office and shop
- Option for drive-thru wash bay
- Four drive-thru loading bays
- Fully fenced, gated and secured yard
- Drive around access with heavy compacted, graveled and prepped yard
- Accessible via 17 Street, directly off Sherwood Park Freeway with excellent proximity to major transportation routes

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#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

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Property Details and Financials

MUNICIPAL ADDRESS	13 Street & 90 Avenue, Strathcona County, AB
LEGAL DESCRIPTION	Plan: 0929691; Block: 2; Lot: 20
NEIGHBOURHOOD	Laurin Industrial Park
ZONING	IM (Medium Industrial)
SITE SIZE	3.58 Acres ±
SHOP	14,400.00 sq ft ±
OFFICE	<u>6,259.23 sq ft ±</u>
TOTAL BUILDING SIZE	20,659.23 sq ft ±
WASH BAY (Optional)	3,600 sq ft ±
LOADING	4 drive-thru bays with
POWER	600 Volt (TBD)
HEATING	Radiant tube/Forced air
VENTILATION	Make up air system
LIGHTING	LED
CEILING HEIGHT	24' 2-1/2" clear
DRAINS	Trench and dual compartment sumps



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

Sale Price:	Contact agent
Property Taxes:	\$32,838.83 (2024)
Lease Rate:	Market
Op Costs:	TBD
Term:	5 - 10 years
Possession:	Negotiable

Additional Features

- Favorable taxes compared to City of Edmonton
- Located in Laurin Industrial Park
- Ready for building construction
- IM zoning allows for a variety of uses
- Quick access to major arterial roadways
- Wide drive isles with drive around access
- Crane capable
- Ample parking for office
- Fully landscaped
- Fully fenced site with 6' chain link
- 6" reinforced concrete slab on grade
- Minutes from Anthony Henday

100,362



POPULATION (2021)

41



MEDIAN AGE

\$148,000



HOUSEHOLD INCOME

1.5 MILLION



MARKET AREA

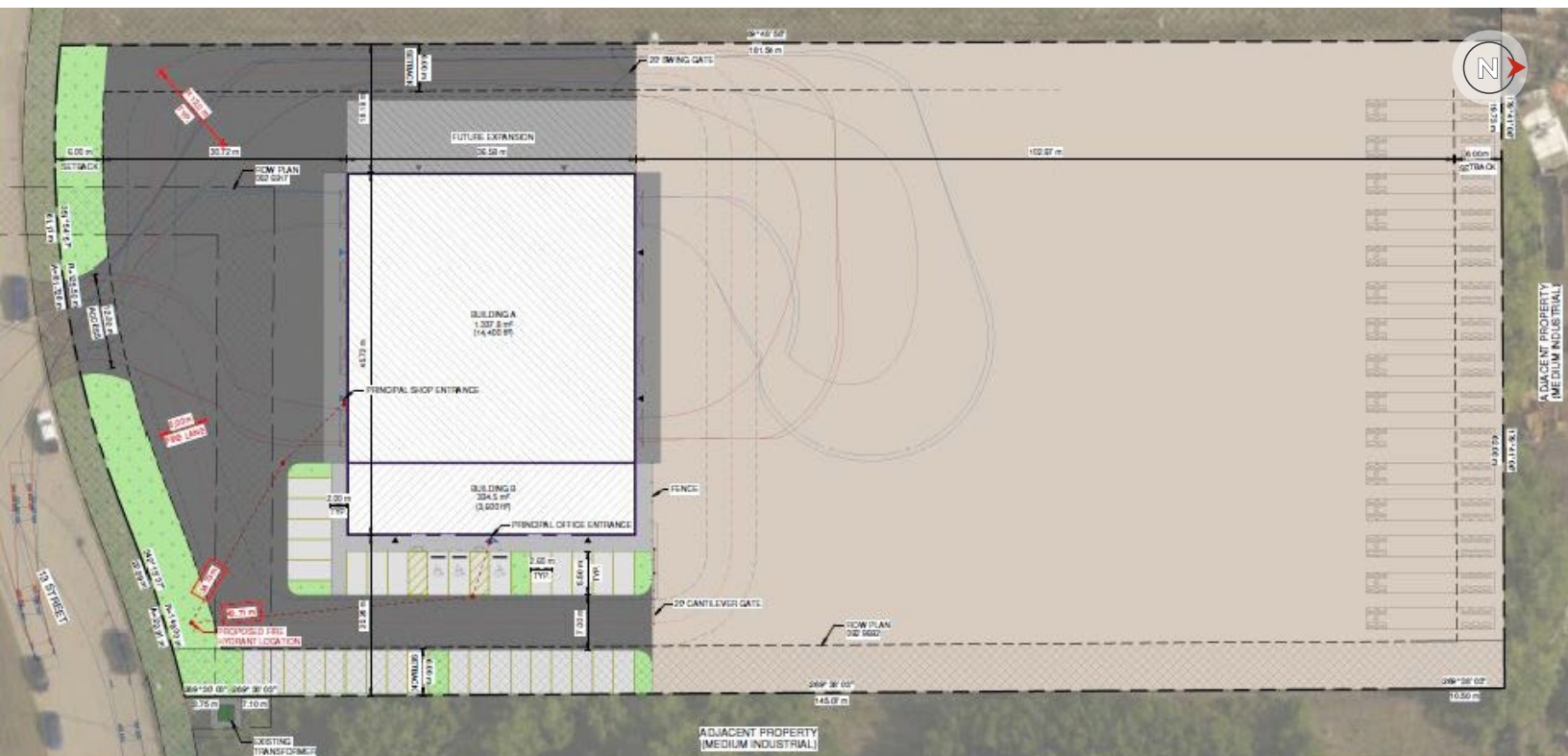


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Overall Site Plan (Subject to change)



Proposed free-standing building with graveled and fenced yard located in Laurin Industrial Park. Rare opportunity for a best-in-class developed site by Eagle Builders. Accessible via 17 Street, directly off Sherwood Park Freeway with excellent proximity to major transportation routes.



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Neighbourhood



About the Area

Join neighbours such as:

- Kentucky Blue Grass
- GFL Edmonton
- Summit Machine
- Inter-Rail Transport
- KDM Industries
- Continental Electric
- Abhay Truck

Laurin Industrial Park

Area Structure Plan



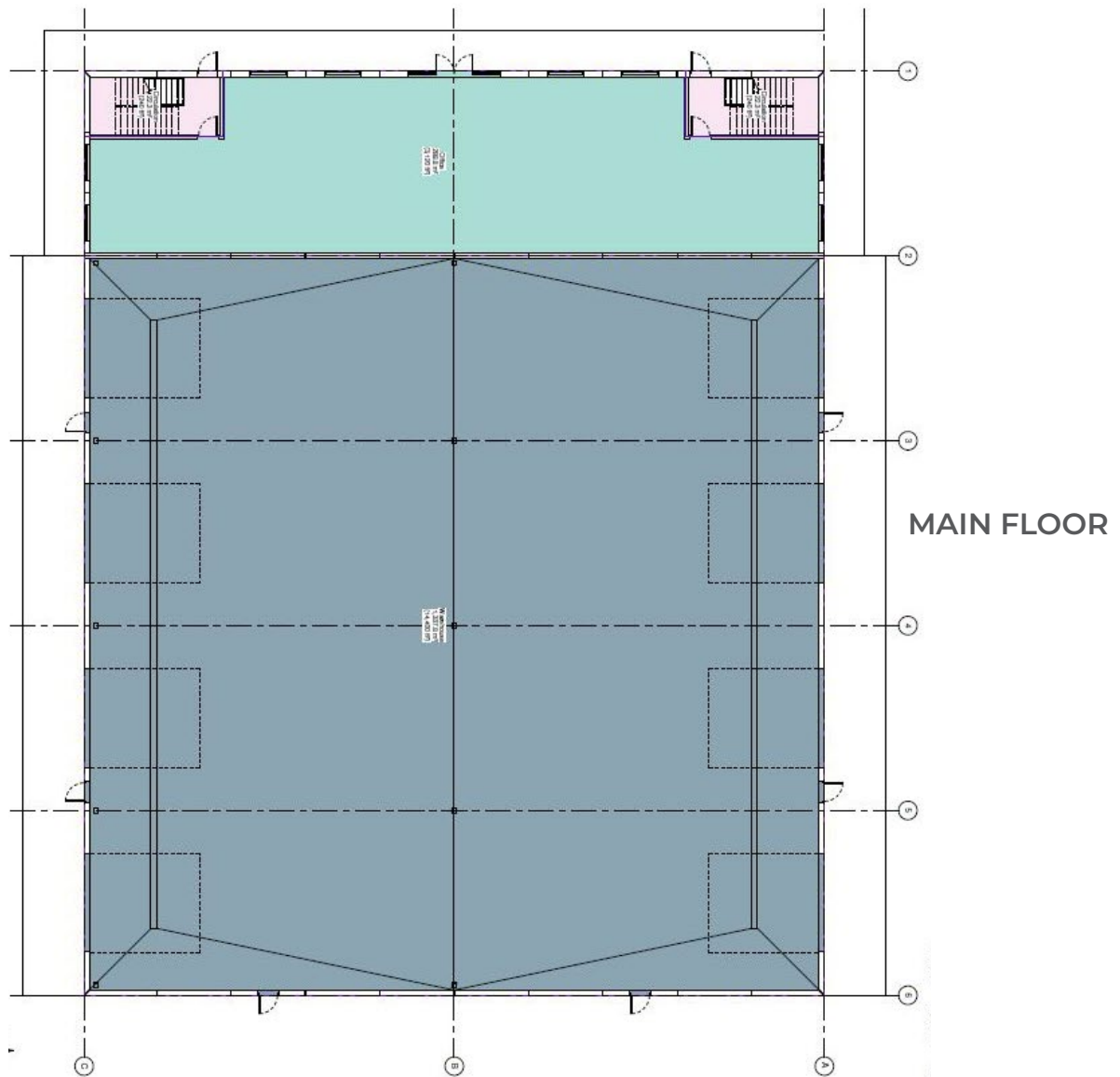
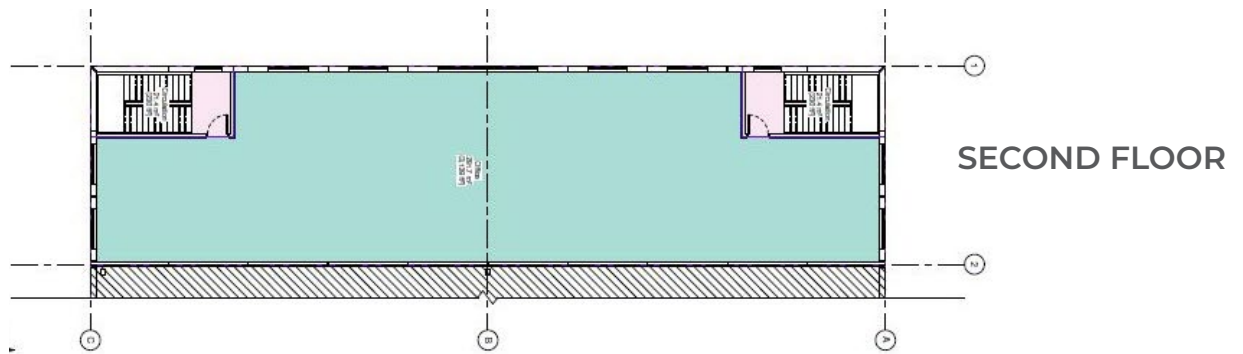
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

Main & Second Floor Area Plan *(Subject to change)*



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IM Zoning - Medium Industrial

To provide for a broad range of compatible commercial and industrial uses, some of which have outdoor storage or activities. This Zoning District is generally not located adjacent to residential areas because of potential nuisance factors.

Permitted Uses

Agricultural support service
Agriculture, general
Animal grooming and daycare facility
Animal hospital and shelter
Auctioneering establishment^
Autobody repair and paint shop
Commercial storage
Contractor service, general
Contractor service, limited
Custom indoor manufacturing
Emergency service^
Equipment, major
Equipment, minor
Funeral service
Outdoor storage
Recreational vehicle storage, major (*Bylaw 39-2015, July 7, 2015*)
Recycling depot
Recycling drop-off
Service station, minor
Truck and manufactured home sales/rental
Utility service, minor
Vehicle repair, major
Vehicle repair, minor
Veterinary service, major
Veterinary service, minor
Warehousing and storage
WECS, small*

Discretionary Uses

Abattoir
Agriculture, intensive horticulture
(*Bylaw 63-2017 – Nov 7, 2017*)
Agriculture, product processing
(*Bylaw 63-2017 – Nov 7, 2017*)
Asphalt plant, minor
(*Bylaw 1-2016 – Jan 19, 2016*)
Bulk fuel depot
Business support service^
Cannabis production facility
(*Bylaw 68-2017 – Jan 26, 2018*)
Concrete plant, major
(*Bylaw 1-2016 – Jan 19, 2016*)
Concrete plant, minor
(*Bylaw 1-2016 – Jan 19, 2016*)
Food and beverage products
Food service, specialty^
Industrial, general^
Parking, non-accessory
Recreation, indoor^
Recycling, oil depot
Residential security/operator unit^
Retail, convenience^
Utility service, major
Warehouse sales^
Waste management, minor

Full Zoning uses & information can be found:



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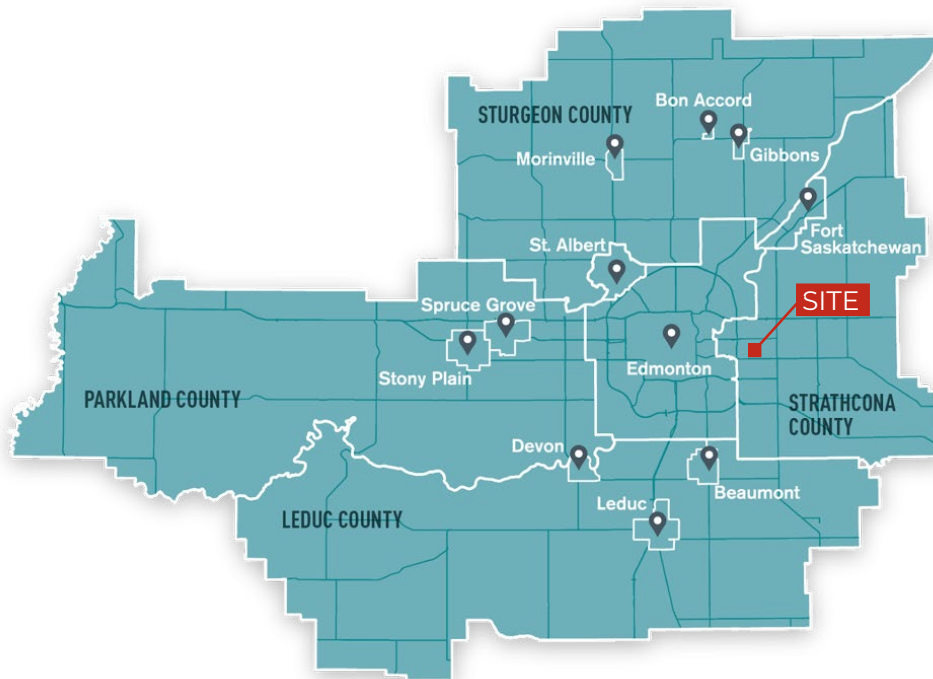
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Property Location



Regional Map



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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



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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