

FOR SALE/LEASE

10.23 ACRES ± INDUSTRIAL LAND

6103 - 20 Street NW, Edmonton, Alberta



Highlights

- Fully improved industrial land ready for immediate possession
- Two separately titled parcels totaling 10.23 acres ± (5.34 & 4.89 acres)
- Gravel base, fencing, perimeter lighting, and onsite power
- Suitable for warehouse, light manufacturing, or modular yard operations
- Adjacent to CN Rail line

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REALTY™**

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

royalparkrealty.com

For Sale/Lease | 10.23 Acres ± Industrial Land, 6103 - 20 Street, Edmonton, AB



Property Details & Information

MUNICIPAL ADDRESS	6103 - 20 Street NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 8123269; Block: 3; Lot: 10 (4.89 ac ±) Plan: 0020014; Block: 3; Lot: 23 (5.34 ac ±)
NEIGHBOURHOOD	Southeast Industrial
ZONING	IM (Medium Industrial)
SITE SIZE	10.23 acres ±
INCOME	\$20,350/annum (cell tower)
SALE PRICE	\$9,718,500 (\$950,000/acre)
PROPERTY TAXES	Lot 10: \$47,469.32/yr (2025) Lot 23: \$71,529.15/yr
LEASE RATE	Market
OP COSTS	TBD
POSSESSION	Immediate



- 15 MINS TO EDMONTON CITY CENTRE
- 20 MINS TO FORT SASKATCHEWAN
- 25 MINS TO NISKU/LEDUC
- 25 MINS TO EDMONTON INT'L AIRPORT

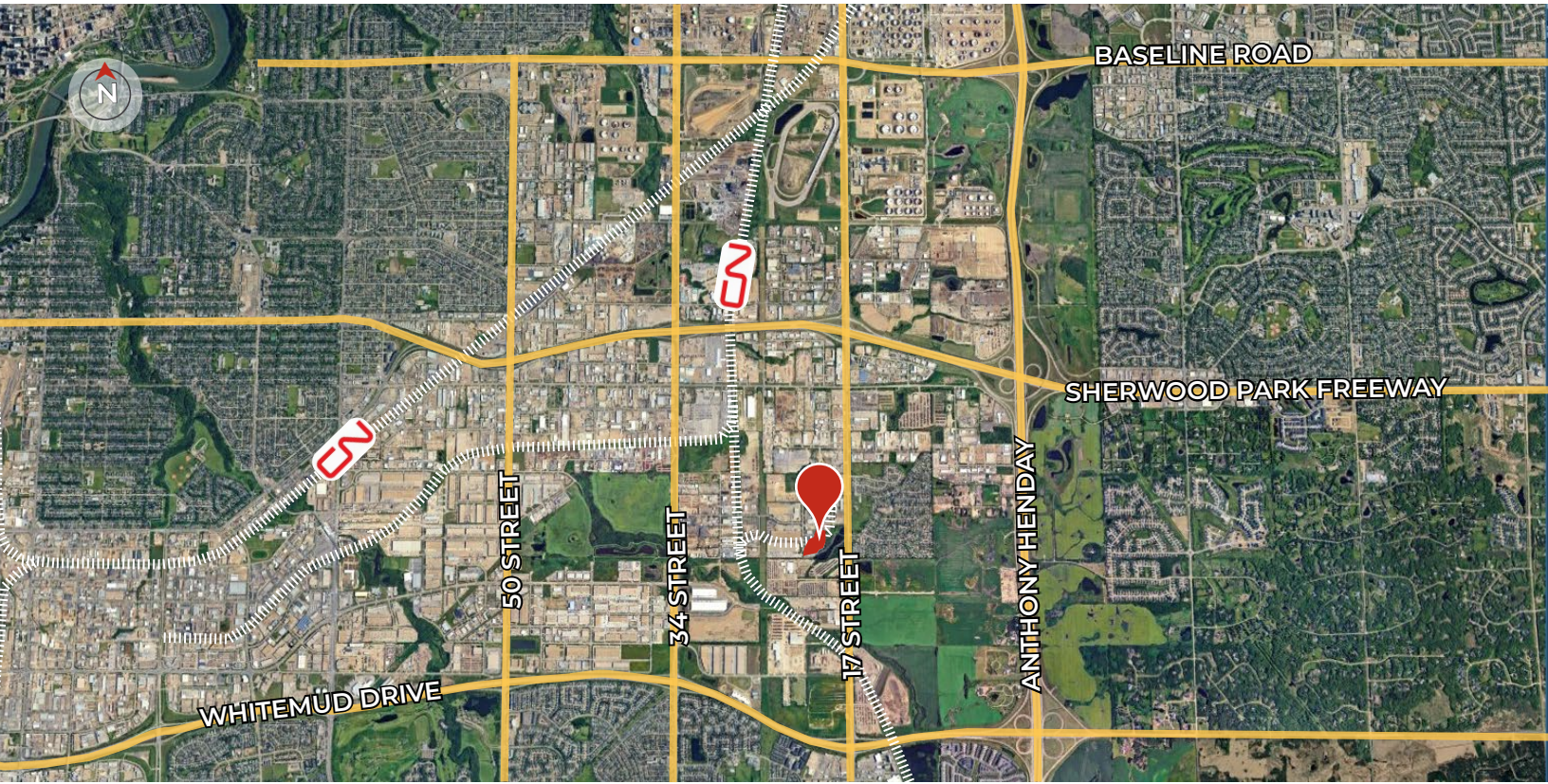


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Property Location | 10.23 Acres ± Industrial Land, 6103 - 20 Street, Edmonton



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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 in attaining their business objectives.



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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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