

Rare Opportunity

High Exposure Land

15140 - 118 Avenue Edmonton AB



118 Avenue

FOR SALE

Agents Protected

0.91 Acres | 335 Feet of Frontage Along 118 Avenue, Edmonton

\$975,000.00



IMPERIAL EQUITIES INC.

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PROPERTY SUMMARY

Property Address

15140 - 118 Avenue Edmonton AB

Legal Description

Plan 832 1798, Block 19, Lot 1A

Lot Size

3,682 m² - 0.91 acres

Zoning - IM

Medium Industrial, suitable for general industrial uses including a range of service, assembly or fabricating activities.

Property Taxes

\$17,860.00 (2022)

Assessed Value

\$872,000.00 (2023)

The Market

The Northwest Edmonton industrial market is increasingly active with low vacancies and strong positive absorption. At Q3-2021, NW Edmonton industrial space outpaced the City averages with vacancy rates of 3.5% (lower than the regional average of 4.8%). With Alberta's energy economy heating up, expectations are positive for this sector overall, and especially industrial and distribution space, with easy links to both the City's core and to major regional corridors.

Connectivity

The site has two points of access along 152 Street and the property provides both easy access. It is easily connected into the core via 156 Street, 149 Street and the Yellowhead Trail.

It is less than 1 km (3 minutes) from Yellowhead Trail, providing an important connector to the regional highway system.

Availability

IMMEDIATE

PROPERTY HIGHLIGHTS

Located along 118 Avenue in the Mitchell Industrial area of Edmonton's northwest district is this 0.91 acre property, which provides excellent exposure to the very busy 118 Avenue thoroughfare. With approximately 335 feet of frontage along 118 Avenue, this rectangular shaped lot is unique in that it is a corner lot with access off of 118 Avenue and also 152 Street. The site is fully compacted and fenced and ready for development. All services are available and at the property line.

SITE FEATURES

Rare Small Industrial Parcel

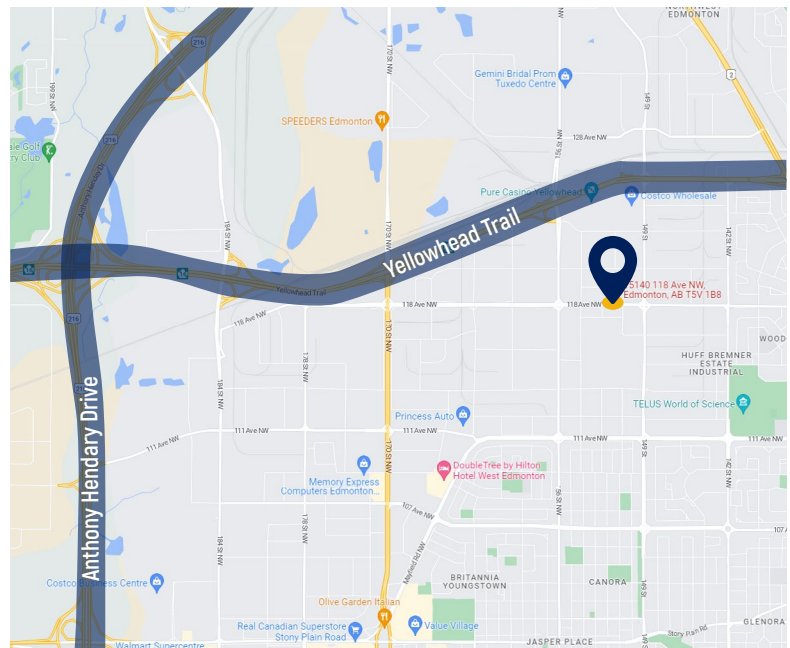
Excellent Exposure

Fully Compacted Yard

Fully Fenced

Ready for Development

Located Along Major Bus Route



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