



For Sale/Lease

174 Street Lands

10332 174 Street | Edmonton, AB

±1.64 Acres of land

- Well prepared, graveled, and graded site
- Convenient access to major arterials
- Landlord will consider short term deals
- Fenced and secure


For more information contact:

Kent Simpson

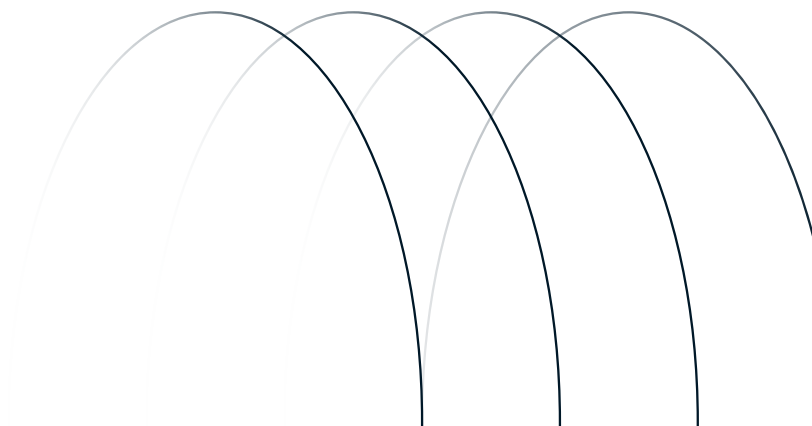
Vice President

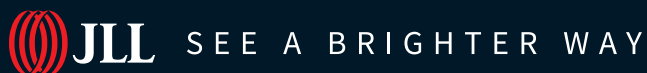
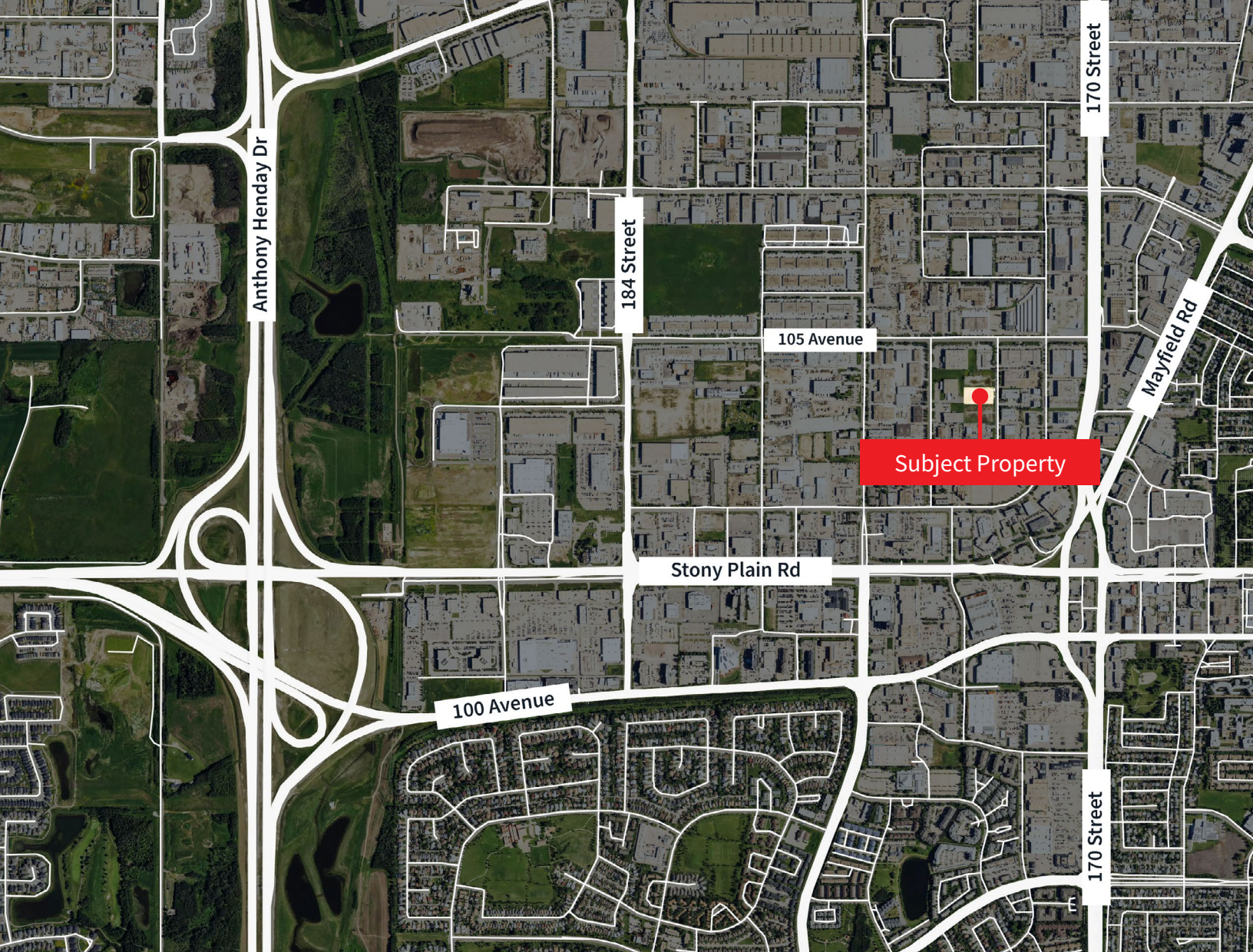
780 203 0425

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 **JLL** SEE A BRIGHTER WAY

Municipal Address	10332 174 Street, Edmonton
Legal Description	Plan: 9823053; Block: 9 Lot: 18
Zoning	BE - Business Employment
Site Size	1.64 Acres
Yard Details	Site work completed in 2019 includes stripping, grading, geotextile fabric, and 250mm of 20mm road crush
Property Tax (2024)	\$37,193.87
Sale Price	\$1,476,000
Sale Price Per Acre	\$900,000
Lease Rate (PSF)	\$1.50
Occupancy	Immediate





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