



For Sale / Lease

Winterburn Development Land

20450 113 Avenue NW | Edmonton, AB

5.39 Acres of Land

- Excellent access to Yellowhead Trail and Stony Plain Road, Anthony Henday Drive via 109 Avenue access
- Fully fenced property
- Storm water pond

For more information contact:

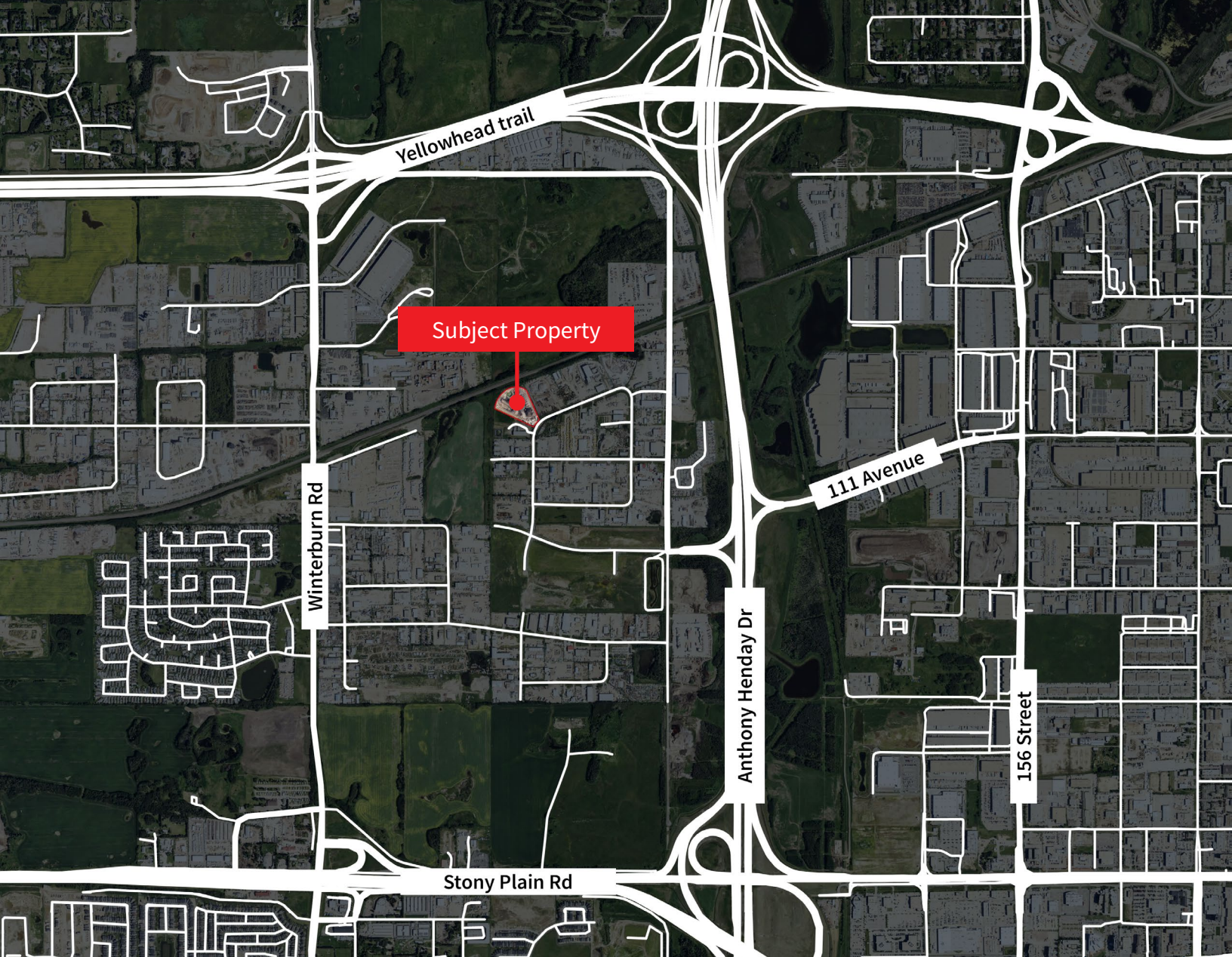
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Property Details

Municipal Address	20450 113 Avenue NW, Edmonton, AB
Legal Description	Plan: 7822069, Block: 1, Lot: 4
Zoning	IM - Medium Industrial
Site Size	5.39 Acres
Property Tax (2024)	\$48,228.99
Sale Price	\$2,565,000.00
Lease Rate	\$1.40 PSF (Gross)
Occupancy	April 15, 2025
Details	Site is fully fenced Gas to site





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