



For Sale / Lease

Maple Ridge Industrial Lands

903 76 Avenue | Edmonton, AB

17,214 SF Shop Building on 45.65 Acres

- 45.65 Acre industrial site, graveled and fenced
- 17,214 SF grade loading service facility
- Close proximity to Anthony Henday Drive and high load corridors
- Shop complete with servicing pits and wash-bay

For more information contact:

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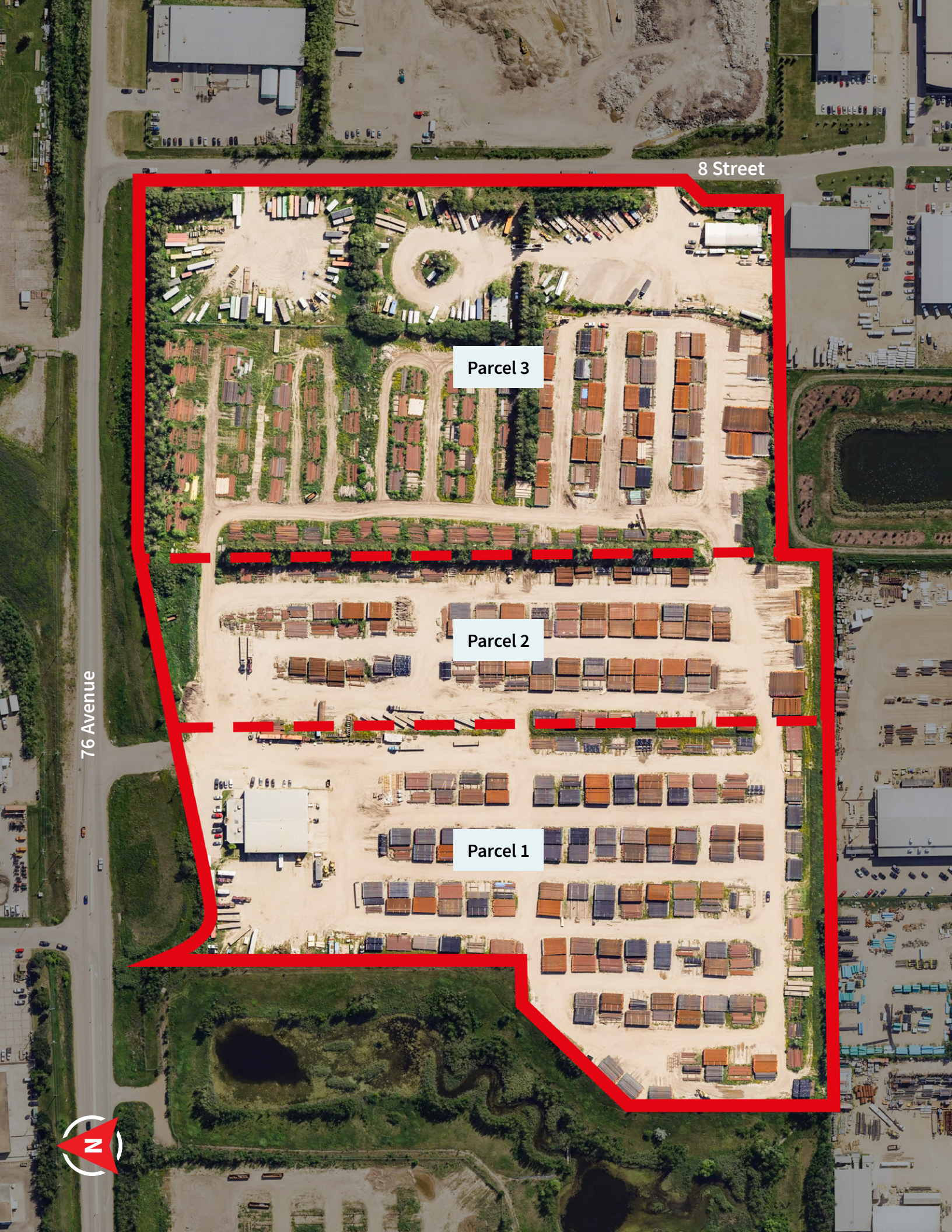
Andrew Simpson
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Property Details

Municipal Address	7420 8 Street, 903 76 Ave & 871 76 Ave Edmonton, Alberta
Legal Description	Parcel 1 - Plan: 9720759 Block: 1 Lot: 12; Parcel 2 - NW 20-52-23-4; & Parcel 3 - Plan: 4192RS Lot: I
Zoning	Medium Industrial (IM) & Future Urban Development (FD)
Building Size	17,214 SF

Site Size	45.65 Acres
Year Built	1999
Power	600-volt, 3-phase, 4-wire
Loading	Five (5) grade loading doors
Property Taxes	\$429,259.80 (2025)



8 Street

Parcel 3

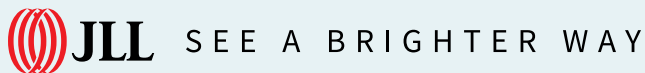
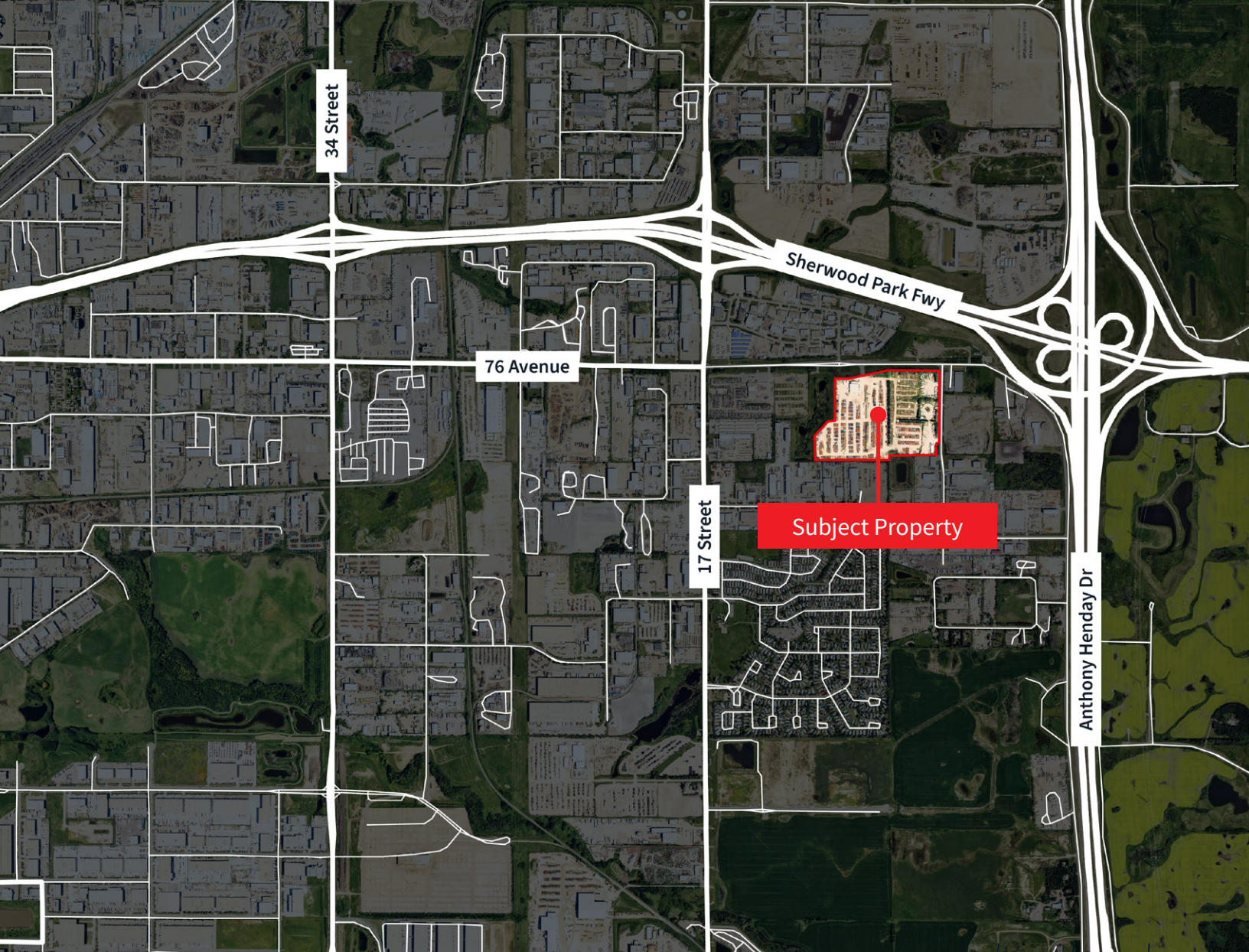
Parcel 2

Parcel 1

76 Avenue







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