



For Lease/Sale

## 76 Avenue Land

2411 76 Avenue | Edmonton, AB

Up to 14.972 acres of industrial land

- Two points of access/egress
- Ample power for various uses including modular yard operations
- Approx. 400 mm compacted gravel
- Asphalt pad at northwest entrance
- Flexible size configurations available
- Short and long term lease terms available

For more information contact:

**Adam Butler**

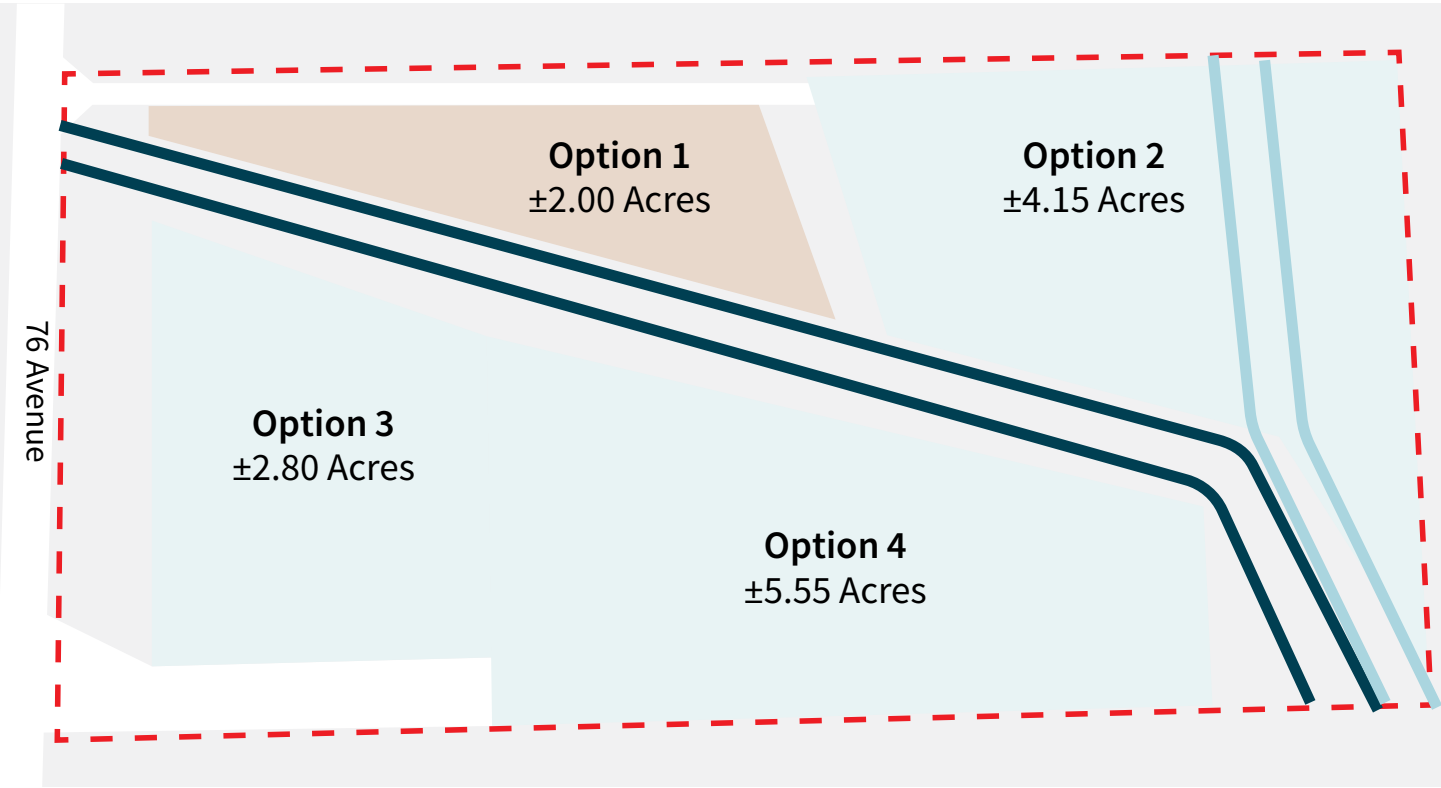
Executive Vice President

780 328 0065

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# Property Details

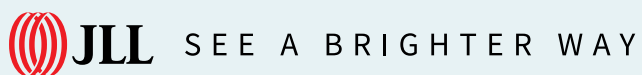
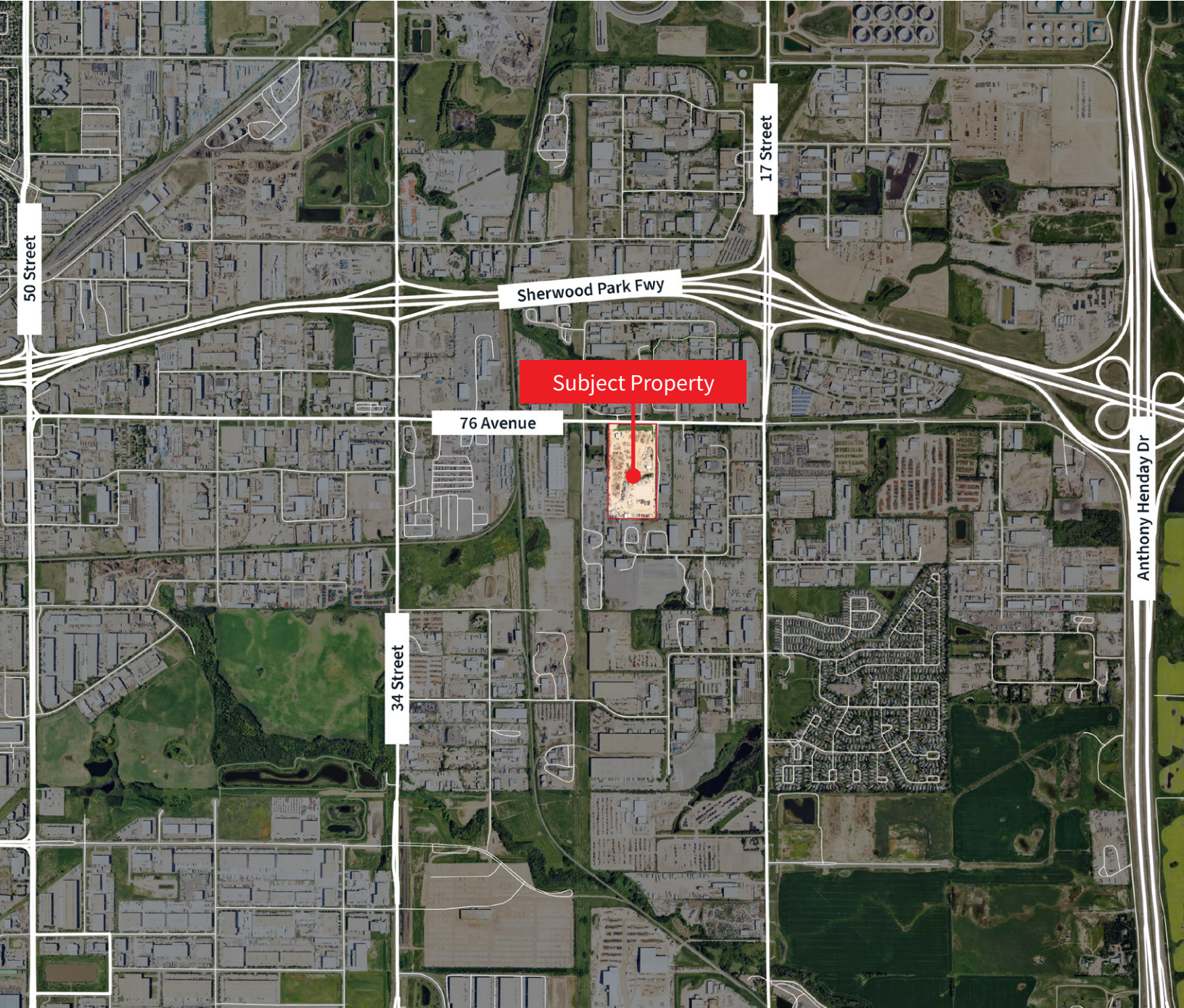
Address	2411 76 Avenue, Edmonton
Legal	Quadrant NE, Section 19, Township 52, Range 23
Size	Starting ±2.00 acres
Zoning	IM - Medium Industrial
2024 Taxes	\$117,972.49
Sale Price	\$7,500,000.00
Lease Rate	Flexible rates
Available	Immediately



# Site Plan

- Site
- Trans-mountain Pipeline
- Pembina & Plains Pipeline



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