



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:

Darryl McGavigan
Executive Vice President
780 328 0064
Darryl.McGavigan@jll.com

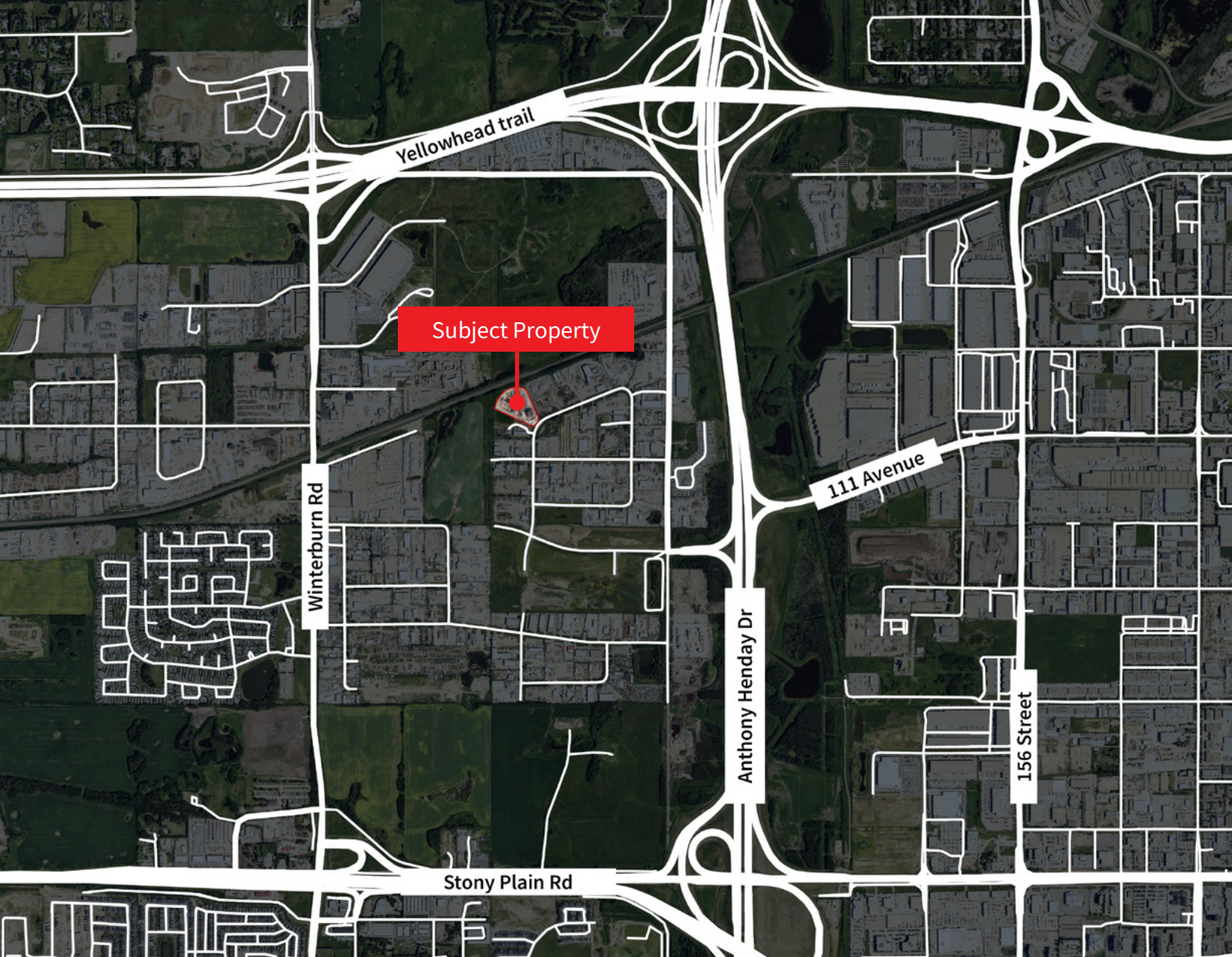


Property Details

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)
Details	Site is fully fenced Gas to site







Darryl McGavigan
Executive Vice President
780 328 0064
Darryl.McGavigan@jll.com

Kent Simpson
Vice President
780 203 0425
Kent.Simpson@jll.com

Adam Butler
Executive Vice President
780 328 0065
Adam.Butler@jll.com

Mackenzie York
Associate Vice President
780 920 8463
Mackenzie.York@jll.com

Bronwyn Scrivens
Vice President, SIOR
780 807 4564
Bronwyn.Scrivens@jll.com

Kailee Campbell
Senior Transaction Analyst
780 328 0069
Kailee.Campbell@jll.com

JLL Edmonton Industrial | National Bank Centre - 3560, 10180 101 Street NW, Edmonton, AB, T5J 3S4

DISCLAIMER: ©2026 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. Jones Lang LaSalle Real Estate Services, Inc.