



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR SALE

**4406/08 & 4302/04 - 61A AVENUE,
BARRHEAD, AB**

±2,200 SF SHOP ON 3.97 ACRES INDUSTRIAL LAND

PROPERTY HIGHLIGHTS

- The site is improved with a ± 2,200 SF steel frame industrial shop, office trailers, quonsets, chain link perimeter fencing, and partial site gravelling
- Site configuration would allow for a variety of medium-scale developments
- Former industrial service yard offers easy access to a major highway (Highway 18)

PROPERTY DETAILS

Municipal Address:	4408 – 61A Avenue, 4406 – 61A Avenue, 4304 – 61A Avenue, 4302 – 61A Avenue, Barrhead, AB
Legal Description:	Plan 7921401, Block 6, Lots 4-7
Zoning:	M1 (Industrial – Medium Industry District)
Site Servicing:	Full Municipal Services
Site Size:	±3.97 Acres
Sale Price:	\$550,000

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PROPERTY PHOTOS



AERIAL



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