

FOR SALE SOUTH EDMONTON INDUSTRIAL LAND

1420 90 Ave, Edmonton, AB

2.29 ACRES, 3.00 ACRES OR 5.29 ACRES



SUBDIVISION COMPLETE: TAKE BOTH LOTS TOGETHER OR SEPARATE



CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Max McPeak
Associate
780 700 5038
max.mcpeak@cwedm.com

Kurt Paull, SIOR
Partner
780 702 4258
kurt.paull@cwedm.com

Will Harvie
Associate Partner
780 902 4278
will.harvie@cwedm.com

Nick Mytopher
Associate
587 597 5475
nick.mytopher@cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. April 2025

THE OPPORTUNITY

- Corner lot on 14th Street and 90th Avenue.
- Located in Strathcona Industrial with significantly lower taxes compared to City of Edmonton.
- Partially graveled and fenced.
- Entire site is stripped and graded. Shovel ready for immediate development.
- Utilities and fibre optic cable to the property line.
- Key economic hub: Refinery Row, an essential sector driving Canada's economy, facilitates the transportation of approximately 40% of the nation's oil via pipelines.
- Excellent strategic location just off the Sherwood Park Freeway & Anthony Henday Drive.



PROPERTY DETAILS

MUNICIPAL ADDRESS

1420 90 Avenue, Edmonton, AB

LEGAL DESCRIPTION

LOT 3, BLOCK 4, PLAN 082 6916

NEIGHBOURHOOD

Laurin Industrial

SITE SIZE

Lot A: 2.29 Acres

Lot B: 3.00 Acres

TOTAL: 5.29 Acres

(Lots are available separate or together)

ZONING

IM - Medium Industrial

SALE PRICE

\$4,900,000.00 (\$926,275/Acre)

TAXES

\$47,335.75 (2024)





14 STREET

90 AVENUE



**CUSHMAN &
WAKEFIELD**
Edmonton

Max McPeak
Associate
780 700 5038
max.mcpeak@cwedm.com

Kurt Paull, Sior
Partner
780 702 4258
kurt.paull@cwedm.com

Will Harvie
Associate Partner
780 902 4278
will.harvie@cwedm.com

Nick Mytopher
Associate
587 597 5475
nick.mytopher@cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. April 2025