



FOR SALE

NW EDMONTON MEDIUM INDUSTRIAL RAIL SERVICED SITE

12.22 Acres
13020 - 127 Avenue
Edmonton, Alberta

6 RAIL TRACKS
PUSH/PULL RAIL SPUR
100 + RAIL CAR CAPACITY

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RAIL SPUR SERVICED SITE

RARE MARKET OPPORTUNITY

127 STREET

CN MAIN TRAIN RAIL LINE

YELLOWHEAD TRAIL/TRANS CANADA HIGHWAY 16



PROPERTY DETAILS

MUNICIPAL ADDRESS

13020 - 127 Avenue Edmonton, AB

LEGAL DESCRIPTION

Plan 8923090, Block 3

AREA

12.22 Acres

BUILDING IMPROVEMENTS

Removal negotiable

Tracks recently improved

Push and pull rail spur with 105 rail car capacity

Track maintenance
+/- \$50,000 per year

Full municipal services

Heavy power (TBC)

Fibre Internet available

ZONING

Medium Industrial (IM)

Neighbourhood Parks and
Services (PSN)

Alternative Jurisdiction (AJ)

SALE PRICE

Market

PROPERTY TAX

\$158,699.20 (2024)

AERIAL



ST. ALBERT TRAIL/HIGHWAY 2
128 AVENUE

HEAVY TRUCK TRAFFIC ROUTE

CN MAIN TRAIN RAIL LINE

127 AVENUE

127 AVENUE

127 STREET

YELLOWHEAD TRAIL/TRANS CANADA HIGHWAY 16

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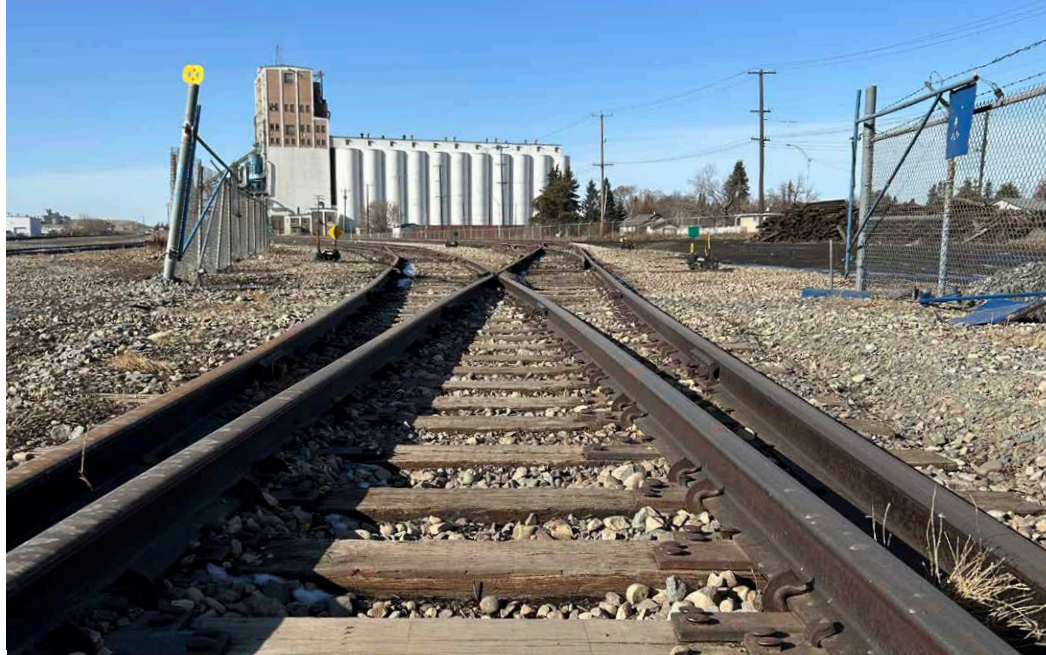
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**CUSHMAN &
WAKEFIELD**

Edmonton

VIEW YELLOWHEAD TRAIL REALIGNMENT PLANS



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