

14.25 ACRES INDUSTRIAL LAND SALE PRICE: \$675,000 PER ACRE LEASE RATE: FROM \$1.00 PSF

PROPERTY HIGHLIGHTS

- Located in White Industrial
- Ready for immediate development
- Full municipal services available
- Excellent access to Anthony Henday Drive, Yellowhead Trail and 184 Street
- Access and egress via all directional interchange
- Outstanding proximity to CN Intermodal facility
- Environmental reports available
- Site to be delivered fully graded and gravelled

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PROPERTY DETAILS

Municipal Address:	18961 118 A Avenue
Legal Description:	NE 1/4 8-53-25 W4
Zoning:	IM - Industrial Medium

Taxes:	\$139,174.18 (2023) Includes Local Improvements
Asking Price:	From \$675,000 per Acre
Lease Rate:	From \$1.00 SF

SITE AERIAL



SITE LOCATION





Excellent Access to Anthony Henday Ring Road, Yellowhead Trail and Highway 16A

Site to be graded and gravelled

Located in White Industrial



Full municipal services available



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