



**CUSHMAN &
WAKEFIELD**
Edmonton

17 STREET LANDS OPPORTUNITY

5910 17 STREET NW,
EDMONTON AB

WEST COMPOUND
4.72 ACRES

**CENTRAL LINEAR
CORRIDOR**
6.71 ACRES

EAST COMPOUND
3.96 ACRES

59 AVENUE

17 STREET

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

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PROPERTY DETAILS

MUNICIPAL ADDRESS

5910 17 Street NW, Edmonton, AB

LEGAL ADDRESS

A Portion of Plan 1222513, Block 3, Lot 1

PARCEL SIZES

East Parcel: 3.96 Acres

Center Parcel: 6.71 Acres

West Parcel: 4.72 Acres

Total: ±15.38 Usable Acres*

±19.70 Acres Parcel*

based on *measurements
to be confirmed with
subdivision from parcel

SALE PRICE

(\$485,000 per Acre) Based on
Usable Area of ±15.38 Usable Acres

TAXES

To be Confirmed, Subject to
Measurements of Subdivision

ZONING

IM - Medium Industrial

THE OFFERING

A serviced, IM-zoned industrial
outside-storage/yard-intensive site
in the 17 Street logistics corridor,
with multiple functional yard areas
with development complexity
created by a creek, encumbrances,
and a required subdivision.

DRIVE TIME TO MAJOR HIGH LOAD CORRIDORS



HIGHWAY 14

8 minutes



HIGHWAY 21

12 minutes



HIGHWAY 19

22 minutes

59 AVENUE

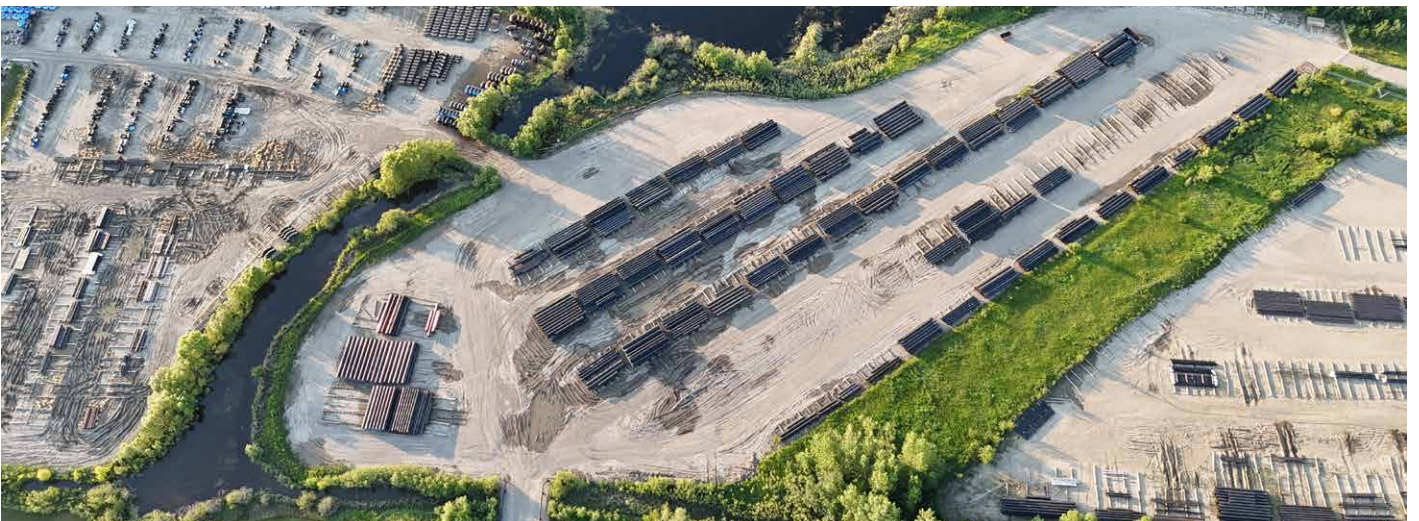
IM - MEDIUM INDUSTRIAL PERMITTED USES

	PERMITTED USES	DISCRETIONARY USES
(i)	ANIMAL HOSPITALS AND SHELTERS	AUCTIONEERING ESTABLISHMENTS
(ii)	BREWERIES, WINERIES AND DISTILLERIES	AUTOMOTIVE AND EQUIPMENT REPAIR SHOPS
(iii)	EQUIPMENT RENTALS	CREATION AND PRODUCTION ESTABLISHMENTS
(iv)	FLEET SERVICES	MARKET
(v)	GENERAL CONTRACTOR SERVICES	NATURAL RESOURCE DEVELOPMENTS
(vi)	GENERAL INDUSTRIAL USES	RESIDENTIAL SALES CENTRES
(vii)	VEHICLE AND EQUIPMENT SALES/RENTALS	URBAN GARDENS
(viii)	LAND TREATMENT	URBAN OUTDOOR FARMS
(ix)	RECYCLING DEPOTS	FASCIA OFF-PREMISES SIGNS where they are within 100.0 m of a Residential Zone
(x)	RECYCLED MATERIALS DROP-OFF CENTRES	
(xi)	SPECIAL EVENT	FREESTANDING OFF-PREMISES SIGNS where they are within 100.0 m of a Residential Zone
(xii)	TEMPORARY STORAGE	MAJOR DIGITAL SIGNS
(xiii)	URBAN INDOOR FARMS	MINOR DIGITAL OFF-PREMISES SIGNS
(xiv)	FASCIA ON-PREMISES SIGNS	MINOR DIGITAL ON-PREMISES SIGNS
(xv)	FASCIA OFF-PREMISES SIGNS where they are not within 100.0 m of a Residential Zone	MINOR DIGITAL ON-PREMISES OFF-PREMISES SIGNS
(xvi)	FREESTANDING ON-PREMISES SIGNS	ROOF OFF-PREMISES SIGNS
(xvii)	FREESTANDING OFF-PREMISES SIGNS where they are not within 100.0 m of a Residential Zone	ROOF ON-PREMISES SIGNS, where they are within 100.0 m of a Residential Zone
(xviii)	PROJECTING ON-PREMISES SIGNS	TEMPORARY OFF-PREMISES SIGNS
(xix)	ROOF ON-PREMISES SIGNS where they are not within 100.0 m of a Residential Zone	
(xx)	TEMPORARY ON-PREMISES SIGNS	

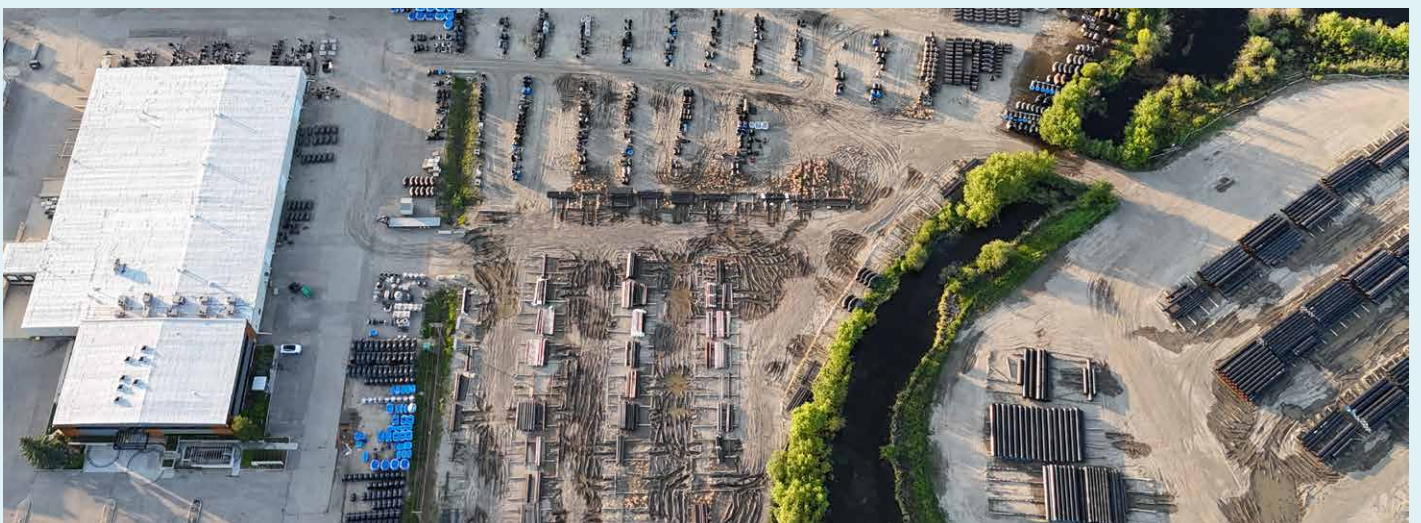
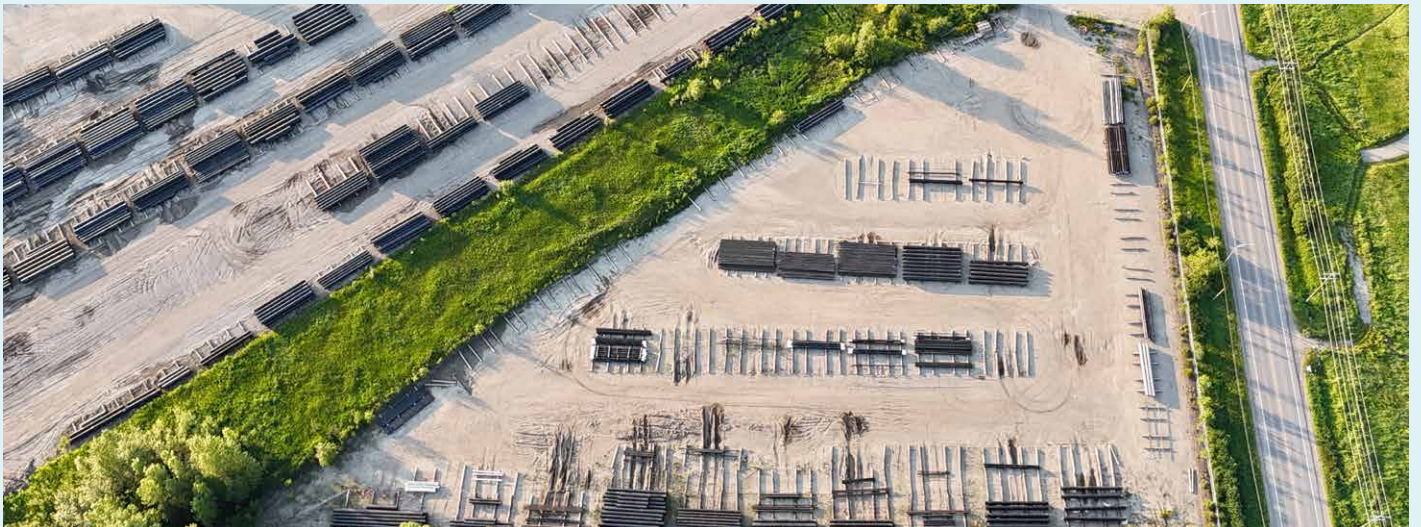
PROPERTY PHOTOS



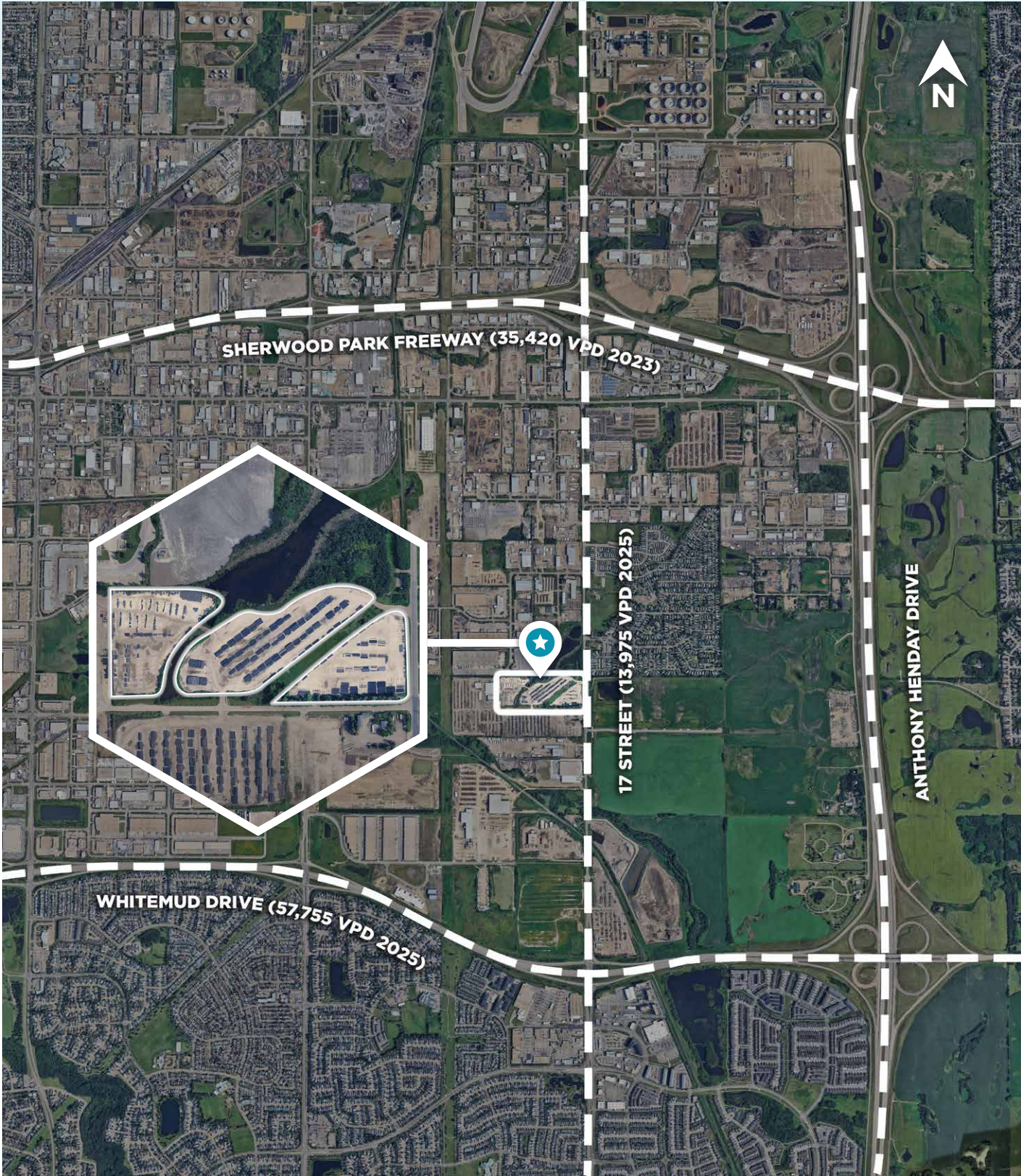
PROPERTY PHOTOS



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AERIAL VIEW





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