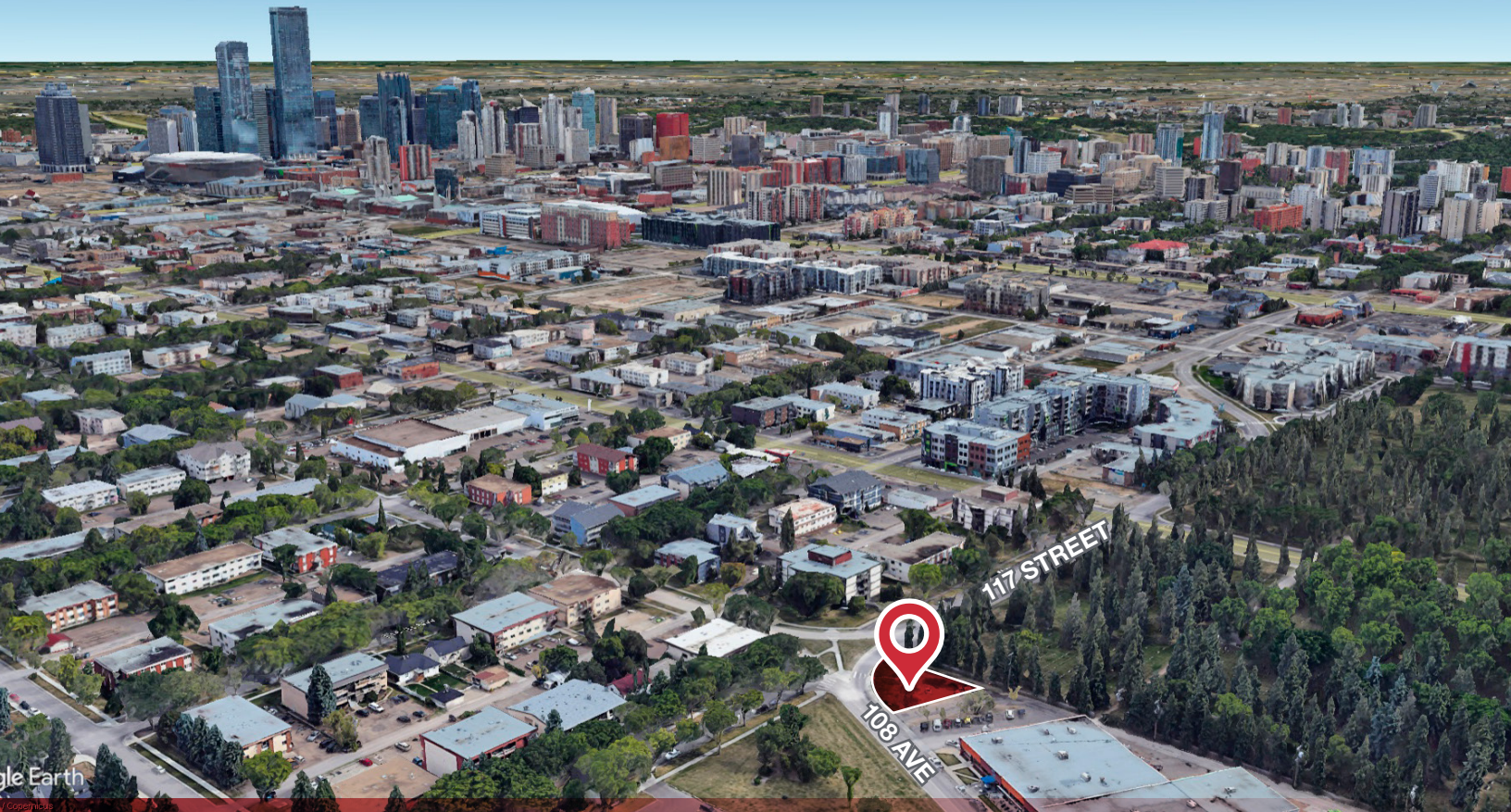


**FOR SALE**

**QUEEN MARY PARK DEVELOPMENT LAND**

**NAI Commercial**



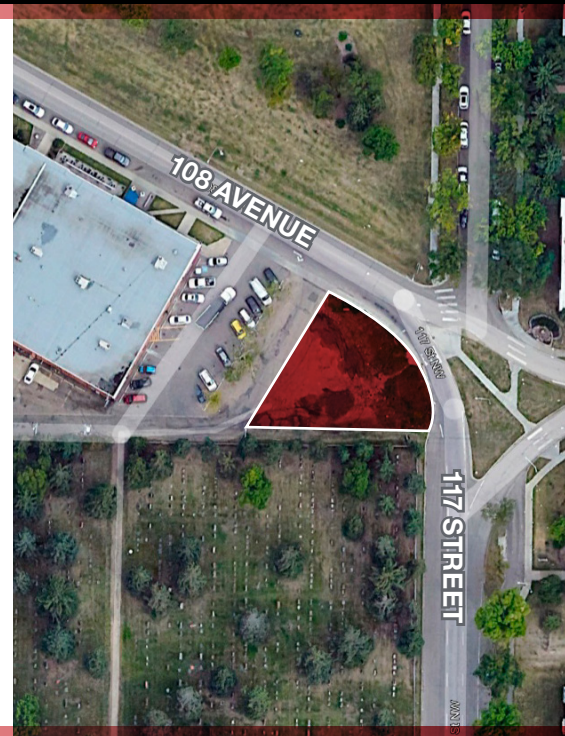
**10750 - 117 STREET AND 11707 - 108 AVENUE | EDMONTON, AB**

### PROPERTY HIGHLIGHTS

- (IB) Industrial Business Zone
- 8,706 sq.ft.± of development land
- Permitted uses: Business Support Services, General Industrial Uses, liquor Stores, Professional, Professional, Financial and office support services etc.
- Discretionary uses: Animal Hospitals and Shelters, Bars and Neighborhood Pubs, Child Care Services, Recycling Depots, Religious Assembly, Restaurants.
- Great access 107 Avenue and 111 Avenue

#### **DANIEL A. AMERO**

Senior Associate  
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4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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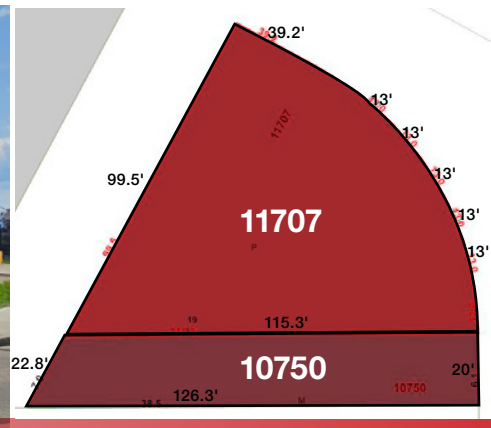
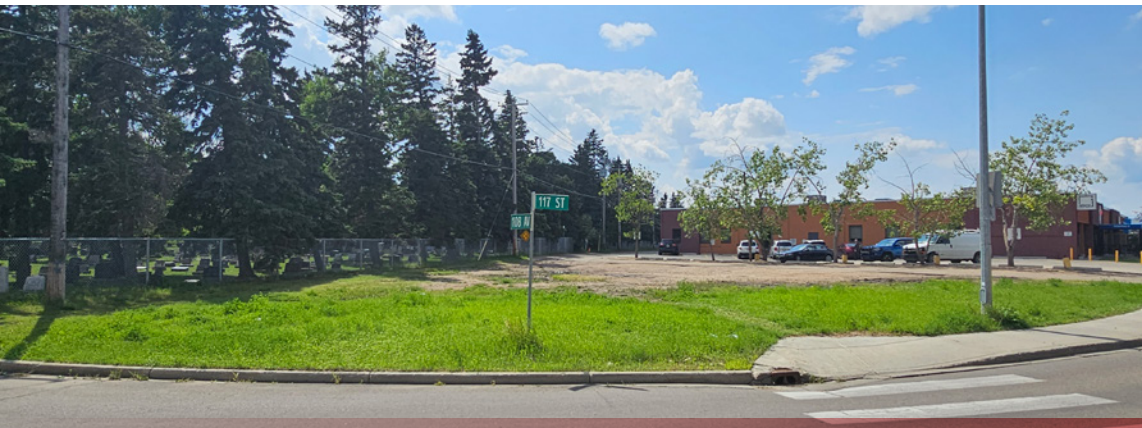




ADDITIONAL INFORMATION

SIZE	8,706 sq.ft.±
LEGAL DESCRIPTION	Plan: 1755KS, Block: 19, Lot: P & Lot: M, Block 19, Plan 5795HW
ZONING	IB
AVAILABLE	30 days
PROPERTY TAXES	\$4,931.21 (2023)
SALE PRICE	\$260,000

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