

FOR SALE

CENTRALLY LOCATED INDUSTRIAL LAND

NAI Commercial



**PRICE  
REDUCED!  
NOW: \$769,000**

**10355 - 61 AVENUE NW | EDMONTON, AB**

### PROPERTY DESCRIPTION

- 17,424 SF centrally located land for industrial use
- Development opportunity
- Fully fenced, gated and secured site
- Located just off of Calgary Trail with easy access to Gateway Boulevard and all major arterial roadways in Edmonton
- Full municipal services

MEASUREMENTS ARE APPROXIMATE



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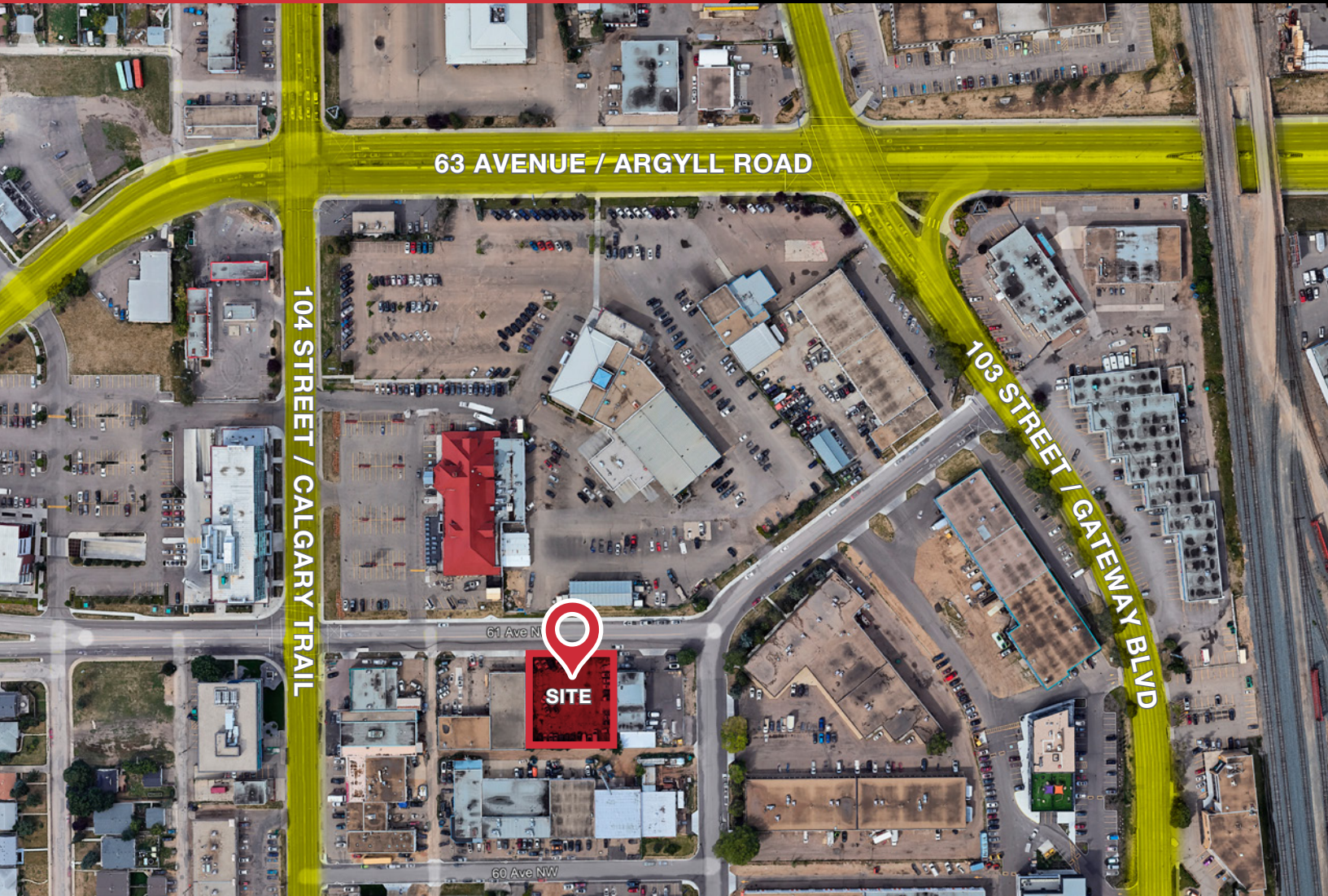
NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM



ADDITIONAL INFORMATION

SIZE	17,424 sq.ft.±
LEGAL DESCRIPTION	Plan 5740AI, Block 81, Lots 23-26
ZONING	IH (Heavy Industrial)
PROPERTY TAXES	\$8,957.00 (2023)
SALE PRICE	\$800,000 <b>REDUCED \$769,000</b>



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