



## PROPERTY HIGHLIGHTS

# FULLY SERVICED LAND

### LOCATION:

7108 - 8th Street, Edmonton AB

# FOR SALE

- 1.78 Acre Site in South Edmonton
- Zoned IM (Medium Industrial)
- Excellent access to Anthony Henday Drive and Sherwood Park Freeway
- Stripped c/w compacted clay and thin layer of 1" pit run gravel – Ready for Development
- Full Municipal Services Available
- Located in new area of Maple Ridge Industrial Park

# FOR SALE

7108 - 8th Street, Edmonton AB

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

## PROPERTY INFORMATION

**PRICE:** \$1,958,000.00

**ADDRESS:** 7108 – 8th Street (Edmonton, AB.)

**SIZE:** 1.78 Acres

**ZONING:** IM (Medium Industrial)

### HIGHLIGHTS:

Located in new area of Maple Ridge Industrial Park

Excellent access to Anthony Henday Drive and Sherwood Park Freeway

Full Municipal Services Available (installed to lot line)

Stripped c/w compacted clay and thin layer of 1" pit run gravel

READY FOR DEVELOPMENT

Lot is sub-dividable – suitable for smaller developments as well

## MORE INFORMATION

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