

FOR SALE

±0.91 Acres

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



6-Unit Building | Main Floor ±15,036 Sq. Ft. | Second Floor ±6,050 Sq. Ft.

*Contact for more details

2803 51 Ave, Edmonton, AB

SOUTHEAST INDUSTRIAL CORNER LAND LOT

Property Highlights

- Easy access to major highway networks including Whitemud Drive, Sherwood Park Freeway, Anthony Henday
- Favorably located in southwest Edmonton with attractive and efficient industrial environment
- Conveniently situated in relation to the Truck Route Network, this allows heavy-load trucks and goods to reach their destination.
- Site Servicing: Full Municipal Standard
- Fronting 51st Avenue
- Development permit attained



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

FOR SALE

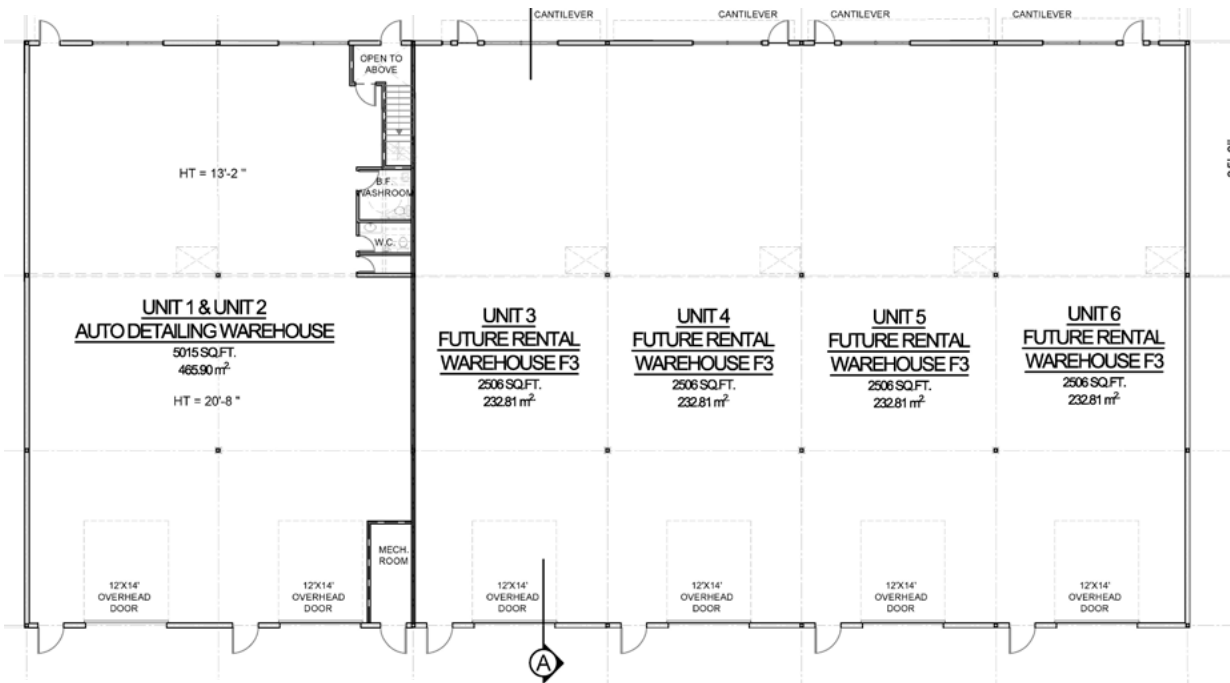
SOUTHEAST INDUSTRIAL CORNER LAND LOT

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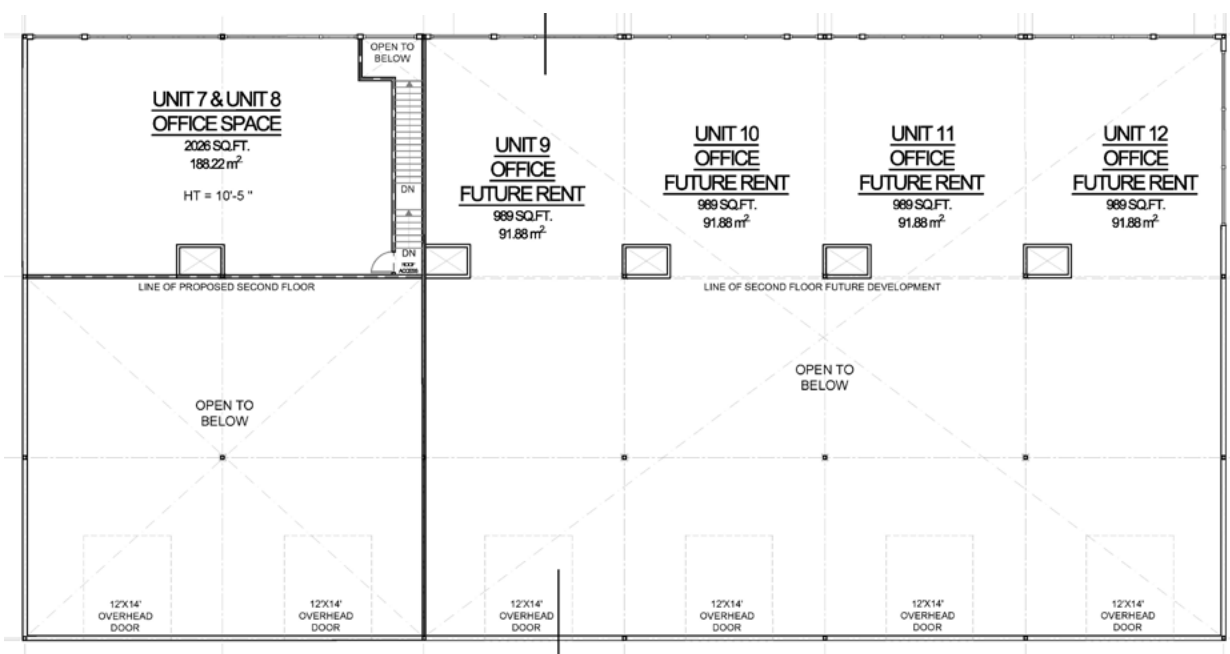
PROPOSED BUILDING | REAR



MAIN FLOOR



SECOND FLOOR

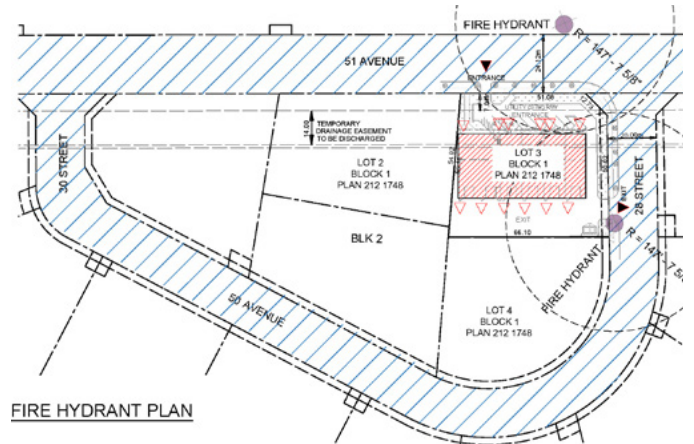
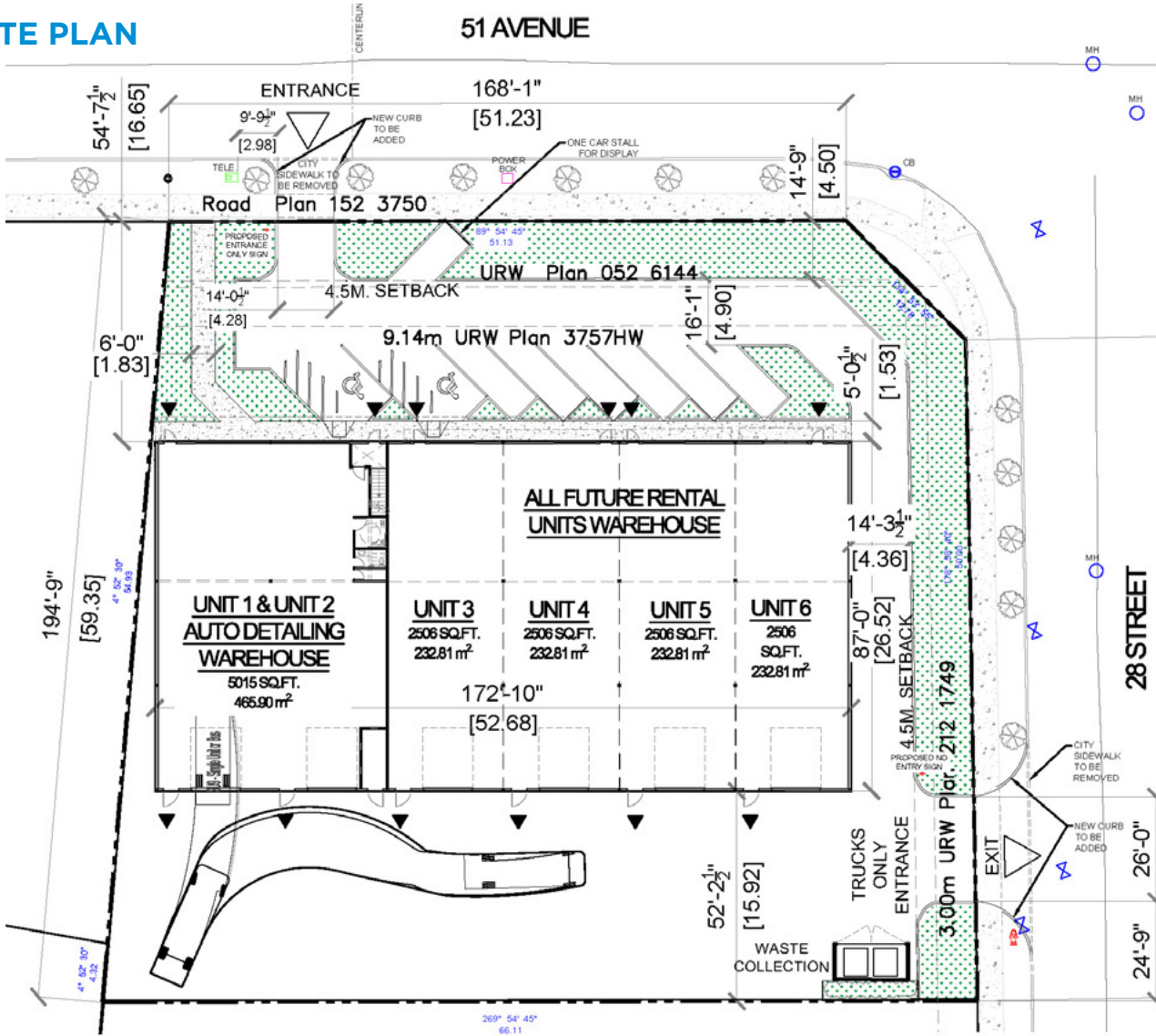


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SITE PLAN



FOR SALE

SOUTHEAST INDUSTRIAL CORNER LAND LOT

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Property Information

Municipal Address: 2803 51 Ave, Edmonton, AB

Legal Address: Plan: 2121748 Block: 1 Lot: 3

Lot Size: ±0.91 Acres

Proposed Building: 6-Unit Building

Main Floor ±15,036 Sq. Ft.

Second Floor ±6,050 Sq. Ft.

*Contact for more details

Zoning: BE (Business Employment)

Possession: Negotiable

Contact

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Vada Giguere

Executive Assistant
Direct: 780.784.6556
vada@lizotterealestate.com

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Purchase Price: \$1,050,000.00

Demographics within 5KM

