

FOR SALE

±80 Acres

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



5480 Meridian Street, Edmonton, AB

DEVELOPMENT OPPORTUNITY

Property Highlights

- Premium exposure off Anthony Henday, northbound and southbound
- Massive potential for industrial and commercial uses with current zoning
- 3 homes on property for rental income
- In proximity to Whitemud Drive and Sherwood Park Fwy



780.488.0888



www.lizotterealestate.com



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



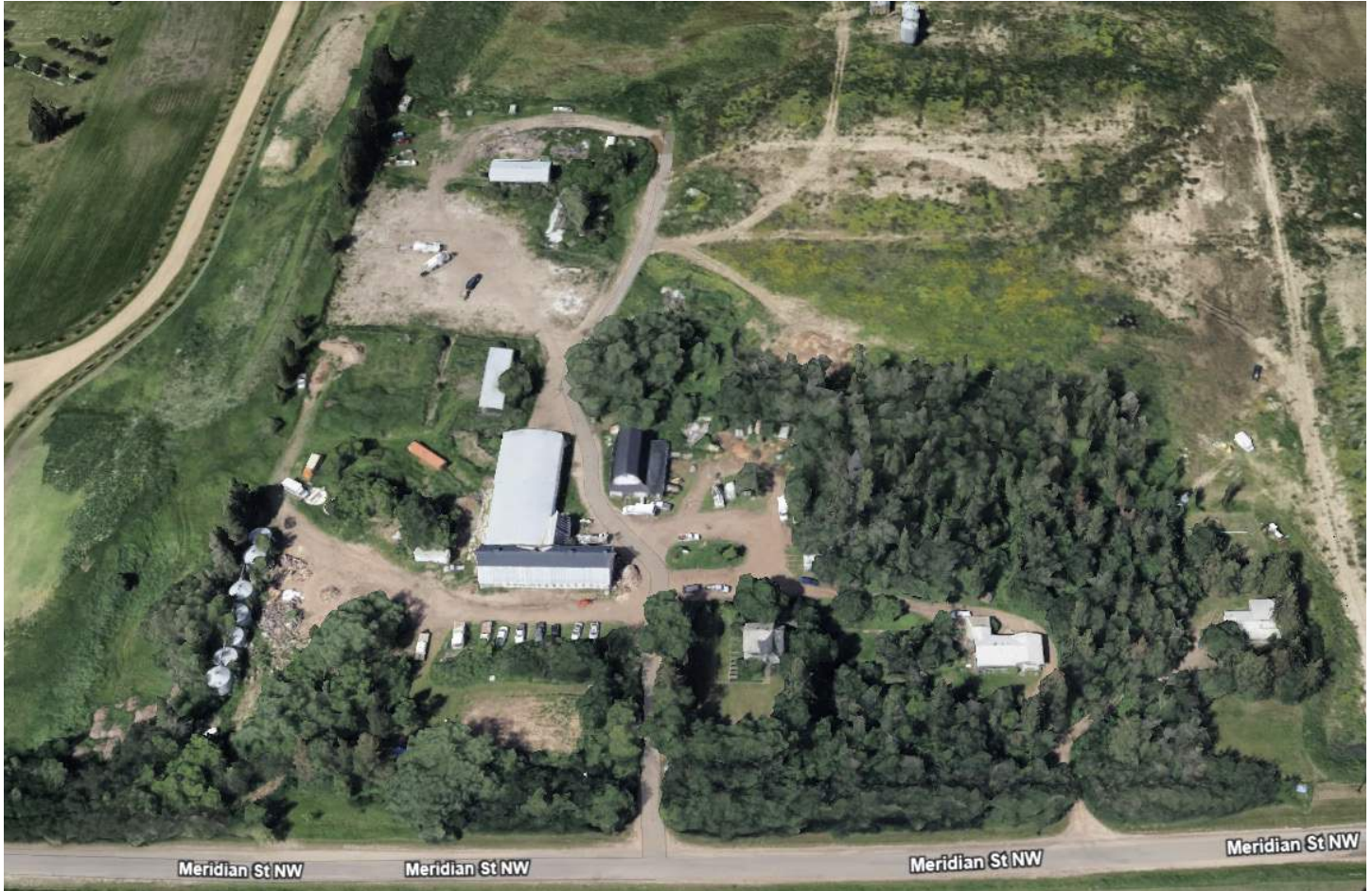
No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

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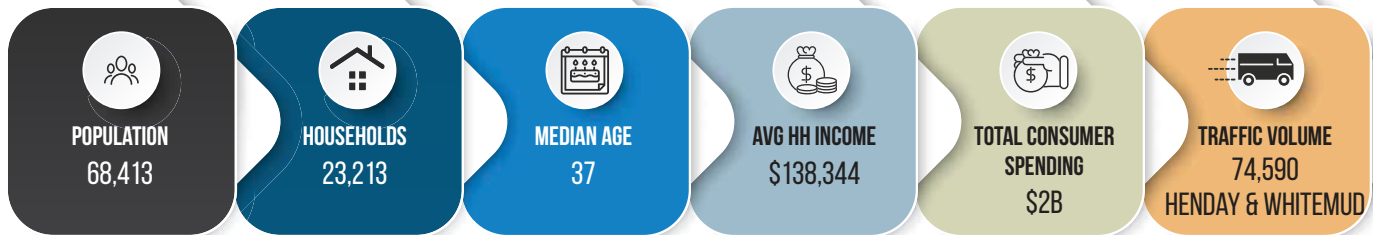
Development Opportunity

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Buildings on ±80 Acres



Demographics within 5KM



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Development Opportunity

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Property Information

Municipal Address: 5480 Meridian Street NW, Edmonton, AB

Legal Address: NE-17-52-23-4

Land Size: ±80 Acres

Zoning: IM (Medium Industrial)

Neighbourhood: Maple Ridge Industrial

Possession: Negotiable

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Purchase Price: \$320,000.00/Acre

Contact

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