

FOR SALE

±0.19 Acres

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



12920 – 52 Street NW, Edmonton, AB

DEVELOPMENT LAND

Property Highlights

- A great opportunity for an owner-user, developer, or investor in a mature Edmonton location.
- Fully serviced with commercial-grade water, electricity, and sewer—valued at \$75,000.
- Immediate possession available.
- Held by the same family for over 30 years—first time on the market in decades.
- Well-maintained and ready for your vision.



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.

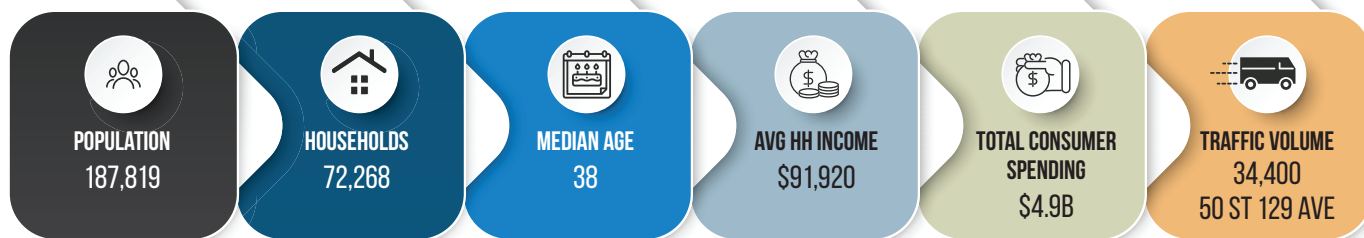
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Development Land

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Demographics within 5KM



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Property Information

Municipal Address: 12920 - 52 Street NW, Edmonton, AB

Legal Address: Plan 8220431, Blk 27, Lot 53

Lot Size: 0.19 Acres (+/-)

Zoning: IM (Medium Industrial)

Neighbourhood: Kennedale Industrial

Possession: Immediate/negotiable

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Purchase Price: \$599,000.00

Taxes: \$8,184.86 (Est. 2025)

Contact

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