



18 street NW

Meridian Street NW

227 Ave NW

**FOR SALE**

**± 79.5 ACRES**

# FUTURE INDUSTRIAL DEVELOPMENT LAND

604 - 227 Avenue NW, Edmonton, Alberta

## Property Highlights

This potential industrial development site is strategically located within the Edmonton Energy and Technology Park Area Structure Plan (ASP), offering excellent access to key transportation routes.

It provides quick access to Manning Drive and is just minutes from the Anthony Henday, enhancing business connectivity.

The site is minutes from Manning Town Centre and Fort Saskatchewan, close to Alberta's Heartland, a major industrial hub.

With a central location and access to surrounding infrastructure, this site presents prime potential for future industrial development.

**\$1,582,050.00**  
ASKING PRICE

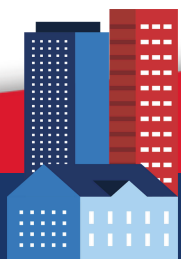
**\$19,900.00/Acre**  
RATE

**± 79.5 Acres**  
LOT SIZE

**Generally Flat**  
TOPOGRAPHY



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COMMERCIAL DIVISION



**Christian Jones**, Vice President

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# PROPERTY INFORMATION

<b>Address:</b>	604-227 Ave. NW, Edmonton, AB
<b>Short Legal:</b>	4;23;54;29;SE (West Half)
<b>Lot size:</b>	+/- 79.5 Acres
<b>Zoning:</b>	AG (Agriculture)
<b>Price Per Acre:</b>	\$19,900.00/Acre
<b>Sale Price:</b>	\$1,582,050.00





Edmonton Energy And Technology Park

227 AVE NW

MERIDIAN STREET NW

MANNING DRIVE NW

Marquis

Horse Hill

MANNING TOWN CENTRE ± 8.5 KM

1 FORT SASKATCHEWAN ± 6.5 KM

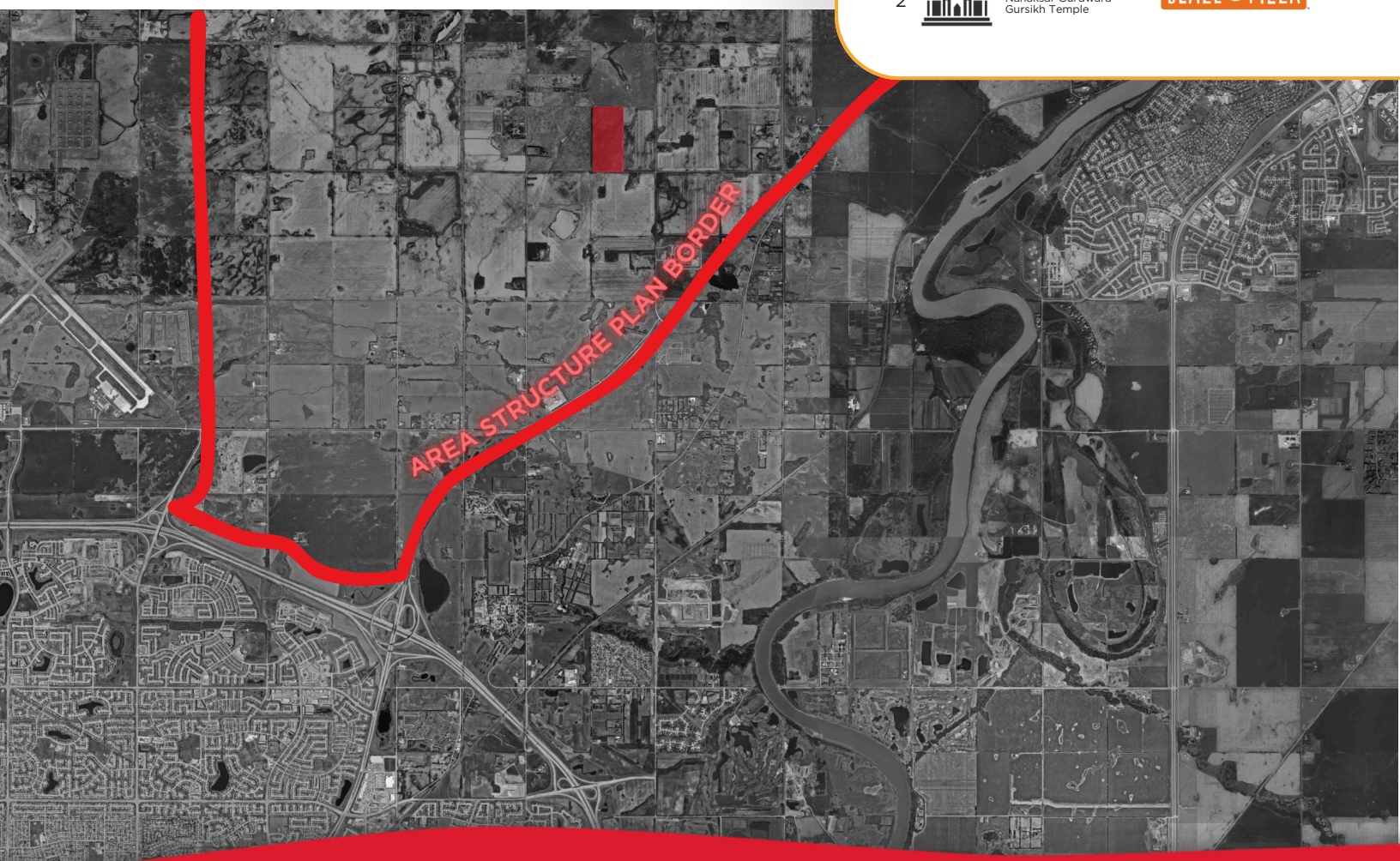
CITY OF EDMONTON BORDER

CITY OF EDMONTON BORDER

ANTHONY HENDAY DR



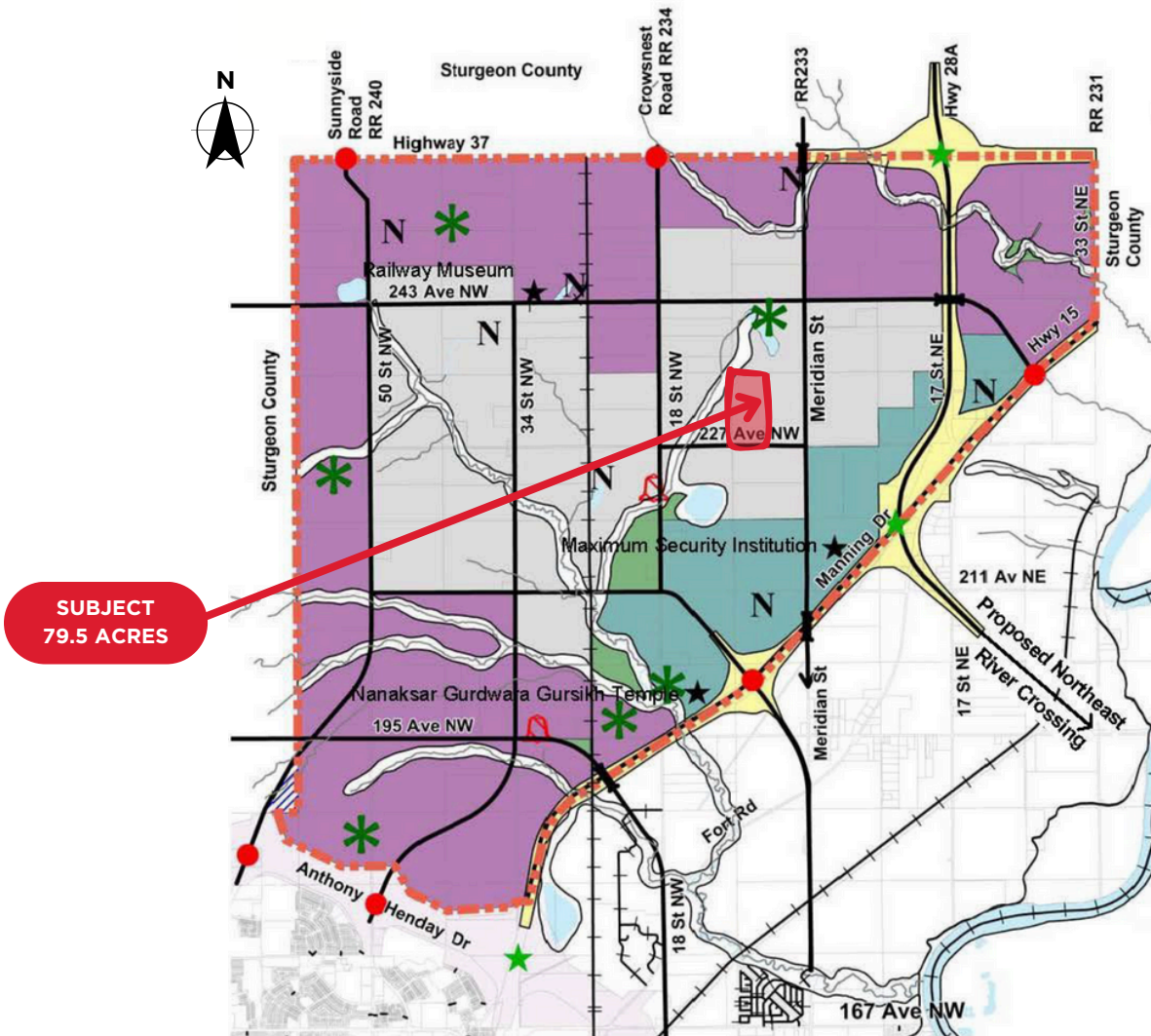
1		
		3
2	<p>Nanakar Gurdwara Gursikh Temple</p>	



AREA STRUCTURE PLAN BORDER

# DEVELOPMENT CONCEPT - AREA STRUCTURE PLAN

## EDMONTON ENERGY AND TECHNOLOGY PARK



Map compiled by: City Planning, Sustainable Development

- |  |                                   |  |   |
|--|-----------------------------------|--|---|
|  | ASP Boundary                      |  | Potential Fire Stations                         |
|  | Medium Industrial Precinct        |  | Potential Parks                                 |
|  | Research and Development Precinct |  | Natural Areas                                   |
|  | Petrochemical Precinct            |  | Park  |
|  | Right-of-Way                      |  | NSRV ARP Natural Areas (Bylaw 7188)             |
|  | Arterial                          |  | Property Lines                                  |
|  | Flyover                           |  | Waterbodies                                     |
|  | CN Rail                           |  | Transportation and Utility Corridor             |
|  | Service Interchange               |  | Area proposed to be annexed by City of Edmonton |
|  | System Interchange                |  |   |






# CONTACT:

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