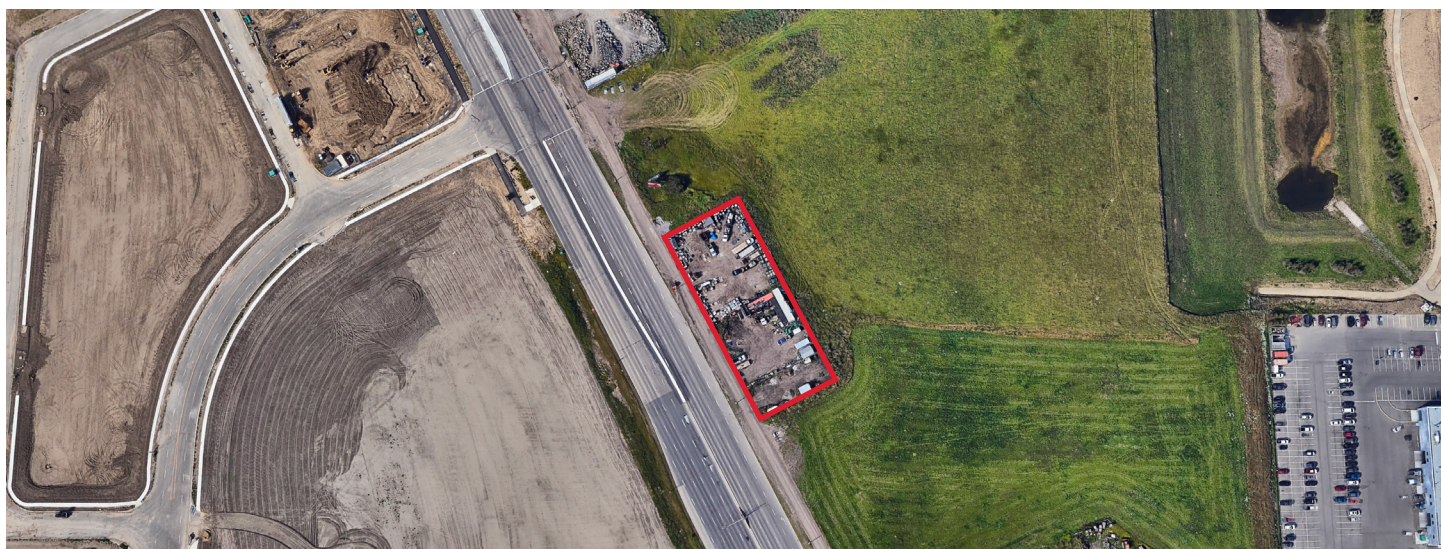


# LAND ALONG MARK MESSIER TRAIL

13919 MARK MESSIER TRAIL EDMONTON, AB | FOR SALE



## PROPERTY HIGHLIGHTS

- High traffic location along Mark Messier Trail
- Easy access to main transportation routes
- New developments planned adjacent to the property
- Surrounded by national and local businesses

## PROPERTY DETAILS

Address:	13919 Mark Messier Trail
Land Size:	.89 Acres +/-
Sale Price:	\$1,250,000
Land Use:	AGI
Property Type:	Industrial Reserve District
Property Taxes:	\$11,171 (2018)
Legal Description:	Plan 5185KS; Lot 6
District:	Rampart Industrial



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#1 RE/MAX Commercial Team Worldwide 2017 & 2018\*

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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements should be independently verified by the Purchaser/Tenant. \*based on commercial commissions only for the year Jan.-Dec. 2017 & 2018.



# FOR SALE

## PROPERTY LOCATION



## PROPERTY DEMOGRAPHICS | 2016 | 2KM RADIUS +/-



Population:

Residence: 106,662

Projected Growth: 7.3%



Income:

Average Household Income: \$112,259

45.4% of households earn over \$100,000



Vehicles Per Day:

St. Albert Trail: 42,800 VPD

137 Avenue: 37,700 VPD

Mark Messier Trail: 35,300 VPD

Anthony Henday: 55,500 VPD

