



INDUSTRIAL LAND

1351 70 Avenue NW, Edmonton, AB

Property Description

A RARE FIND!!! Small industrial land parcel and, approximately 1.41 Acres is available for immediate sale. This Parcel is located in highly desired South East Part (Maple Industrial) of the City.

This serviced land has approximately 200 feet frontage to 70 Avenue, and is just off 17 street. Great connectivity with minutes off, to and from, Sherwood Park Freeway, Anthony Henday Drive and, Whitemud Drive. Geotech and, Phase 1 Environmental Reports from late 2023 are on file.

Potential usages for future development include but are not limited to:

- Warehouse
- Storage and distribution centre
- Self Storage
- Manufacturing
- Processing of raw material
- Vehicle repair and service centre

FOR SALE

i **SALE PRICE:** \$1,300,000
LOT SIZE: 1.41 Acres

RE/MAX
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COMMERCIAL DIVISION

RAVI THAKUR, MBA, ACP, Vice President | Retail Sales & Leasing, New Developments

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PROPERTY DETAILS



Municipal Address	1351 70 Avenue NW Edmonton AB
Legal Description	Plan 7921354, Block 2, Lot 8
Zoning	Medium Industrial (IM)
Parcel size	± 1.41 Acres
Price	1.3M (± \$925,000/Acre)
Property Taxes	\$27,852.40 (2024)
Documents available:	Environmental Phase 1, Geotech Reports from 2023

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This prime location in the heart of Edmonton's northwest, offers excellent connectivity with quick access to major routes like Anthony Henday Dr and Sherwood Park Freeway, as well as key transit options. The surrounding area is home to a mix of residential communities, retail centers, and commercial hubs. Nearby parks provide green space, while the growing neighbourhood continues to attract businesses and residents. This high-traffic, well-connected area is ideal for visibility and future growth.



HOUSING

Owner: 90.2%
Renter: 9.8%



INCOME

Individual: \$46.6k
Family: \$87.5k



COMMUTE

98.4% Car



POPULATION

1,680 - Maple Ridge Area

CONTACT:

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