



FOR SALE
DEVELOPMENT LAND

75 ACRES LAND IN HORSE HILL

20021 Meridian Street, Edmonton, Alberta

Property Description

Within the city of Edmonton limit, this 75 Acres Parcel of Land is located just off of Manning Drive and Meridian Street. This property falls under proposed Neighbourhood 4 of Horse Hill Area Stricture Plant. The potential re-zoning of this parcel would further help appreciate the land value and provide developmental opportunities to a right buyer. The adjacent land just north of it is zoned as CB2 with future upside to the property. The current zoning is agricultural and, there is a two bed room house on the property that provides supplementary income. The land is under farming.

\$4,100,000
SALE PRICE

75 ACRES
LOT SIZE

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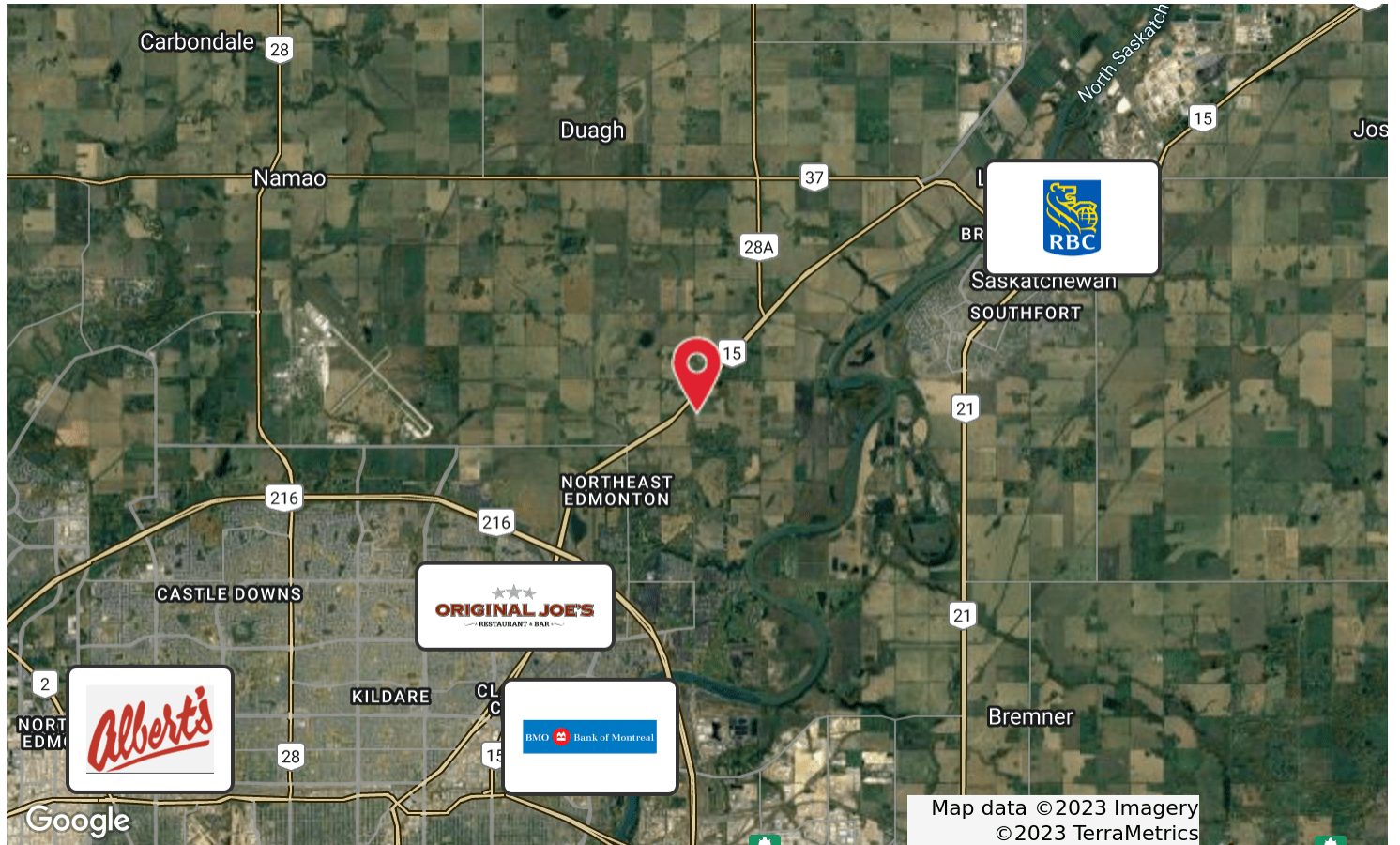


#1 RE/MAX Commercial Team Worldwide 2017, 2018, 2019, & 2021*
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LOCATION & DEMOGRAPHICS



Demographics

Total Population:	1,010,899
Total Households:	396,395
Average # of Persons per HH:	2.5
Average HH Income:	\$90,000
Average House Value:	\$384,000
Average Commuting Time:	24 Minutes
Median Home Value:	\$384,000
Male Population:	49.8%
Female Population:	50.2%
Married:	45.7%
Common Law:	9.1%
Single:	31.8%

ADDITIONAL PHOTOS

