

\$16,800,000 - 25104 33 St Ne, Edmonton

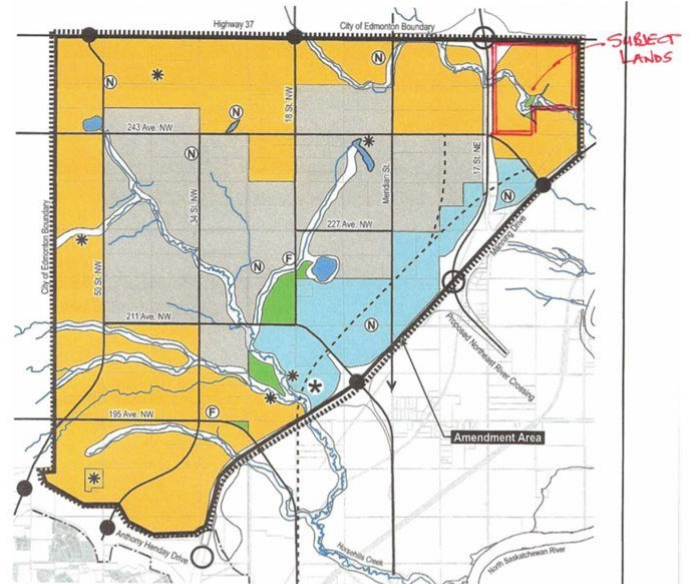
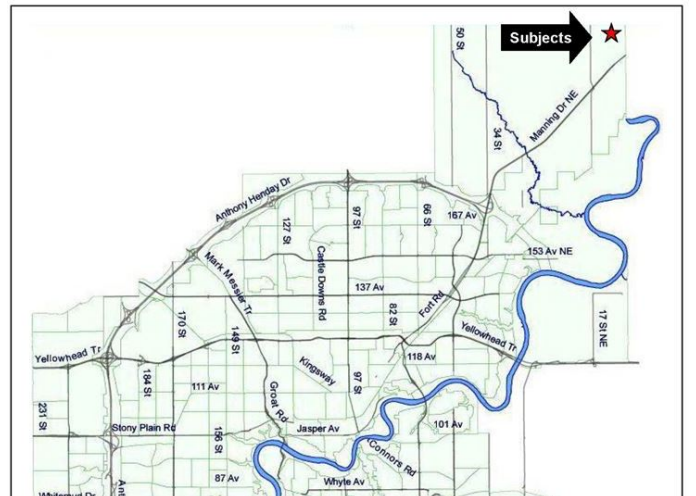
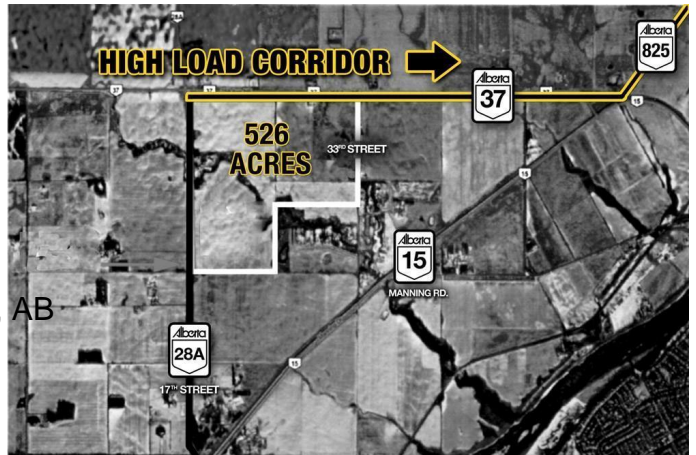
MLS® #E4120726

\$16,800,000

Bedroom, Bathroom,
Land Commercial on 526 Acres

Edmonton Energy And Technology Park, Edmonton, AB

526.28 ACRES of Prime industrial development land in the Edmonton Energy & Technology Park. Lands have been zoned Medium Industrial as per City of Edmonton Bylaw 18906, January 2018. Excellent exposure & access to Highway 27 & Highway 28A. Access to 33rd Street NE and Connection to Hwy 37, Manning Freeway and Anthony Henday. PLEASE NOTE: The SW 1/4-34-54-23-W4th portion of this listing is owned by the Seller under a 60% undivided ownership interest. The Seller is currently working toward an agreement to include the remaining 40% undivided interest in the sale at this price. Please contact listing Broker for further details.



Essential Information

MLS® #	E4120726
Price	\$16,800,000
Acres	526.28
Type	Land Commercial
Status	ACTIVE

Community Information

Address	25104 33 St Ne
Area	Edmonton
Subdivision	Edmonton Energy And Technology Park

BYLAW 18096
AMENDMENT TO
EDMONTON ENERGY & TECHNOLOGY PARK
Area Structure Plan

Legend:
■ Research and Development Precinct
■ Petro-Chemical Precinct
■ Medium Industrial Precinct
■ Park
■ Waterbodies
● Nanaksar Gurdwara Gursikh Temple
- - - - - Boundary
- - - - - Creeks & Streams
- - - - - Transportation Utility Corridor
- - - - - Potential LRT
- - - - - Road Network
○ Existing Property Lines
● System Interchange
● Service Interchange
● Potential Fire Stations
● Potential Natural Areas
* Potential Parks

City	Edmonton
State	AB
Zip Code	T5B 4K3

Additional Information

Zoning	IM
--------	----

Disclaimer: Information herein deemed reliable but not guaranteed by the EREB.

Listing information last updated on June 15th, 2019 at 11:46pm MDT