

**STRATHCONA  
INDUSTRIAL.COM**



(AFN Ltd.)  
A. Bhanji & Associates

# FOR SALE

## Strathcona County Industrial Land

20 Street & 87 Avenue  
Strathcona County, Alberta

### Property Highlights

- 4.37 Acres of rough graded industrial land ready for development
- Located minutes from major transportation routes in the well-kept Sherwood Industrial Estates
- Ideally located in Strathcona County just off Sherwood Park Freeway & 17 St, 15 min from downtown Edmonton
- Quick access to Anthony Henday ring road, Sherwood Park and Refinery Row
- CN Rail on two sides
- 115' of frontage
- NO business tax in Strathcona County
- Zoned IM (Medium Industrial)
- Services at lot line
- Grade elevation superior to adjacent parcels
- Industrial office & shop with yard available for Lease or Sale directly across 87 ave, see 2029-87ave.com for full information

**\*Co-Listed with Mike Schmidt of RE/MAX Advantage  
(780) 464-4100\***

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.



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### Property Fundamentals

|                    |   |
|--------------------|---|
| Legal Description: | Plan 3328TR, Block 3, Lot 6   |
| Taxes:             | \$9875.00 (2008)  |
| Zoning:            | IM (Medium Industrial)  |
| Size:              | 4.37 Acres +/-  |
| Comments:          | - No "Right of Way" Restrictions<br>- All information to be verified by purchaser |

**PRICE: \$2,512,750**

### Location Map



For more information about this listing, or other listings, please contact:

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