

# FOR SALE

604 - 227 Avenue NW,  
Edmonton, Alberta



## FUTURE INDUSTRIAL DEVELOPMENT LAND

REMAX Commercial Excel is pleased to present an industrial development opportunity with excellent access to Manning Drive and Anthony Henday.

This potential industrial development site is strategically located within the [Edmonton Energy and Technology Park Area Structure Plan \(ASP\)](#), offering excellent access to key transportation routes.

It provides quick access to Manning Drive and is just minutes from the Anthony Henday, enhancing business connectivity.

The site is minutes from [Manning Town Centre](#) and Fort Saskatchewan, close to [Alberta's Heartland](#), a major industrial hub.

With a central location and access to surrounding infrastructure, this site presents prime potential for future industrial development.

DETAILS	
Short Legal Address	4;23;54;29;SE (West Half)
Lot Size	± 79.5 Acres
Topography	Generally Flat
Zoning	AG (Agriculture)
Sale Price	\$1,582,050.00
Price Per Acre	\$19,900.00/Acre



STREET  
VIEW



MAP  
VIEW

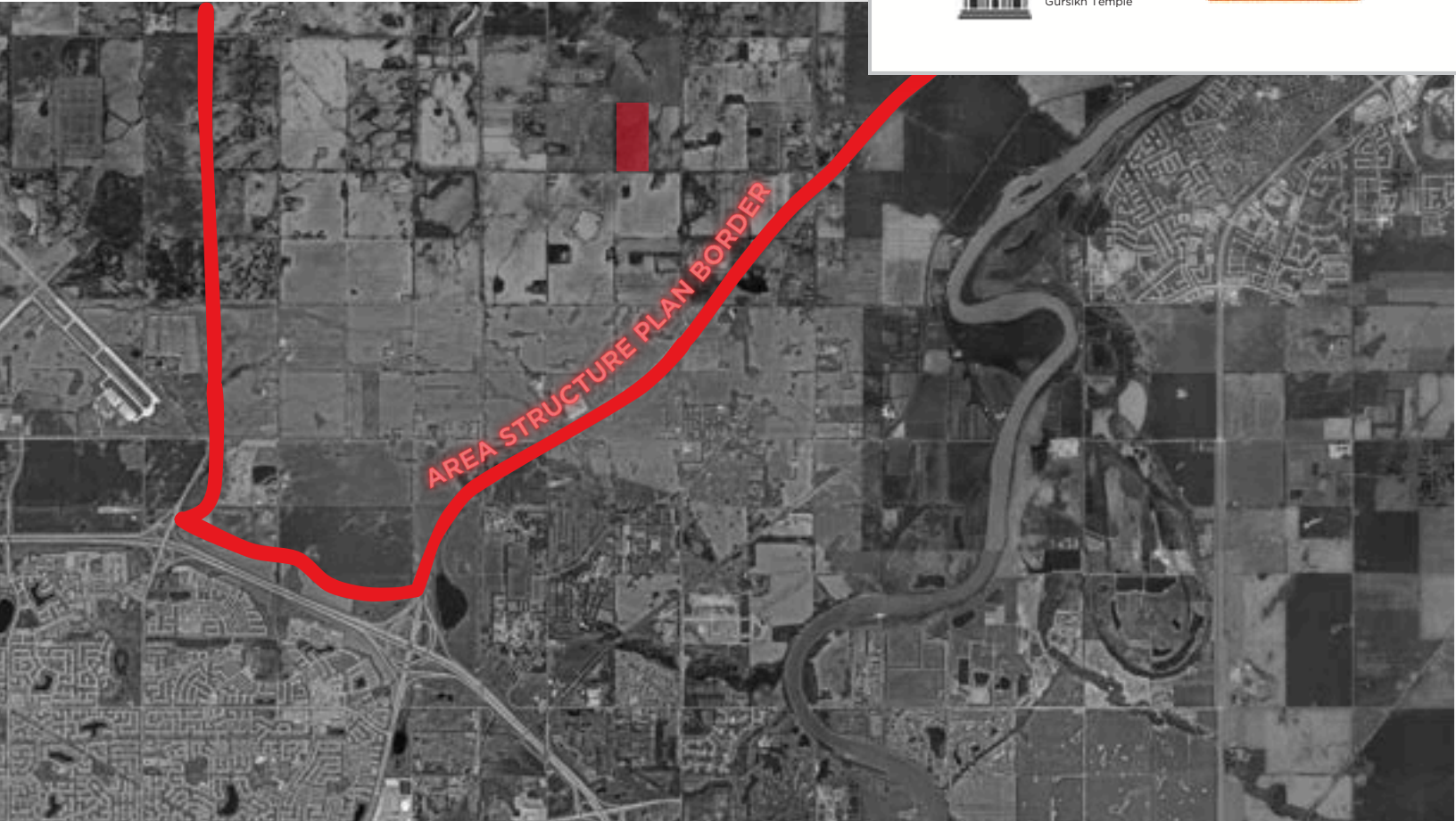


PROPERTY  
TOUR

# MAP

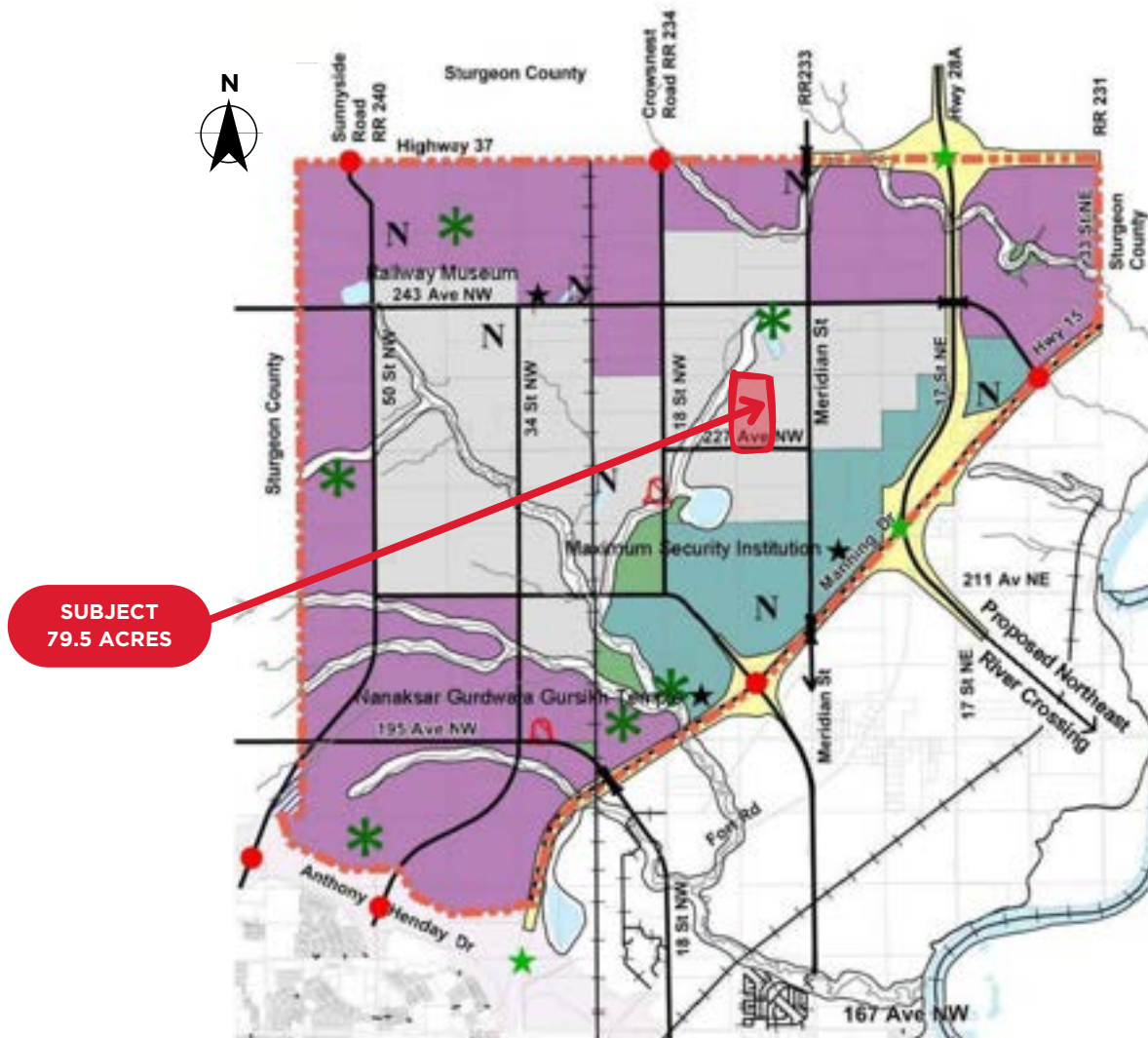


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3	 	
2	 Nanaksar Gurdwara Gursikh Temple	



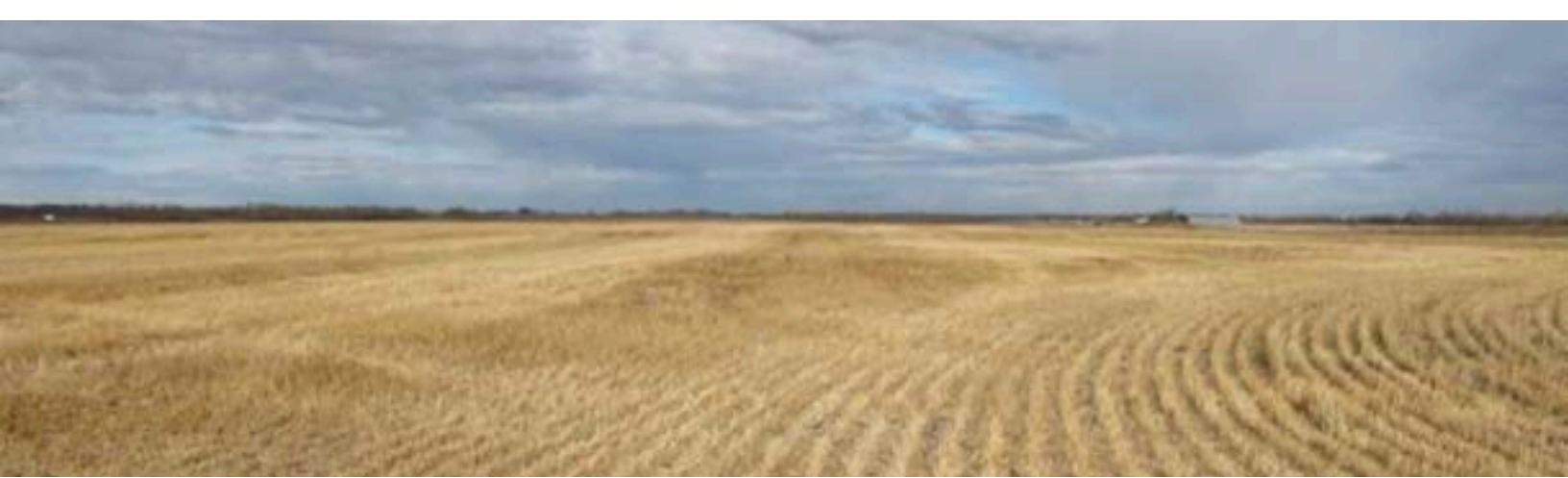
# DEVELOPMENT CONCEPT AREA STRUCTURE PLAN

## EDMONTON ENERGY AND TECHNOLOGY PARK



Map compiled by: City Planning, Sustainable Development

- |  |                                   |  |   |
|--|-----------------------------------|--|---|
|  | ASP Boundary                      |  | Potential Fire Stations                         |
|  | Medium Industrial Precinct        |  | Potential Parks                                 |
|  | Research and Development Precinct |  | Natural Areas                                   |
|  | Petrochemical Precinct            |  | Park  |
|  | Right-of-Way                      |  | NSRV ARP Natural Areas (Bylaw 7188)             |
|  | Arterial                          |  | Property Lines                                  |
|  | Flyover                           |  | Waterbodies                                     |
|  | CN Rail                           |  | Transportation and Utility Corridor             |
|  | Service Interchange               |  | Area proposed to be annexed by City of Edmonton |
|  | System Interchange                |  |   |





# CONTACT.

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