



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR SALE

RARE WINTERBURN DEVELOPMENT OPPORTUNITY

20450 - 113 Avenue NW,
Edmonton, AB

OFFERS DUE BY DEC. 1, 2024

MOTIVATED VENDOR - BRING OFFERS

5.39 ACRE DEVELOPMENT SITE

PROPERTY HIGHLIGHTS

- Join neighbours:
 - GFL
 - Bhullar Trucking
 - Ketek Group
 - Golden Arrow
 - Rocky Mountain Equipment
 - Sunbelt Equipment Rentals
- Property is fully fenced and includes storm water pond
- Excellent access to Anthony Henday Drive via 109 Avenue access, Yellowhead Trail and Stony Plain Road (Highway 16A)

Offering Memorandum:

All offers regarding the property located at 20450 - 113 Avenue NW, Edmonton, AB must be submitted by December 1, 2024. Please note that all information provided is subject to verification and no warranty or representation, express or implied, is made as to the accuracy or completeness of the information contained herein. The property is offered subject to errors, omissions, change in price, or other conditions without notice. Final decisions regarding the acceptance of offers remain at the discretion of the property owner.

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CUSHMAN & WAKEFIELD Edmonton

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PROPERTY DETAILS

Municipal Address: 20450 - 113 Avenue NW,
Edmonton, AB

Legal Description: Plan 7822069, Block 1, Lot 4

Zoning: IM -Medium Industrial

Neighbourhood: Winterburn Industrial Area East

Lot Area: 5.39 Acres

Servicing: Gas to site

Property Tax: \$48,228.99 (2024)

Property Tax Assessment 2023: \$1,836,500

AERIAL

