





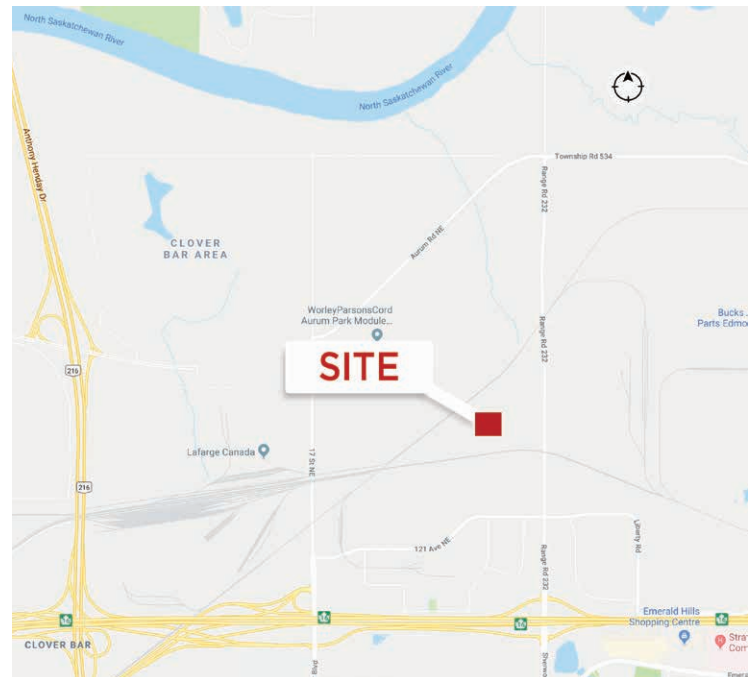




**Aurum Industrial Land
Available Immediately**

Property Highlights

-  Up to 45.62 Acres available
-  Industrial zoned land: IH - Heavy Industrial
-  Excellent location within North East Edmonton
-  Neighbours include Mammoet, Gibson Energy, PCL & KBR
-  Direct access to high load corridor
-  Fully graveled & fenced with perimeter lighting



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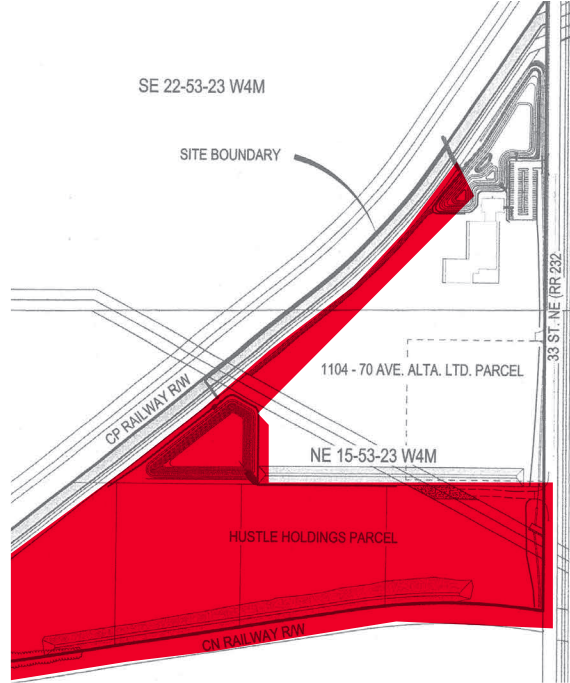
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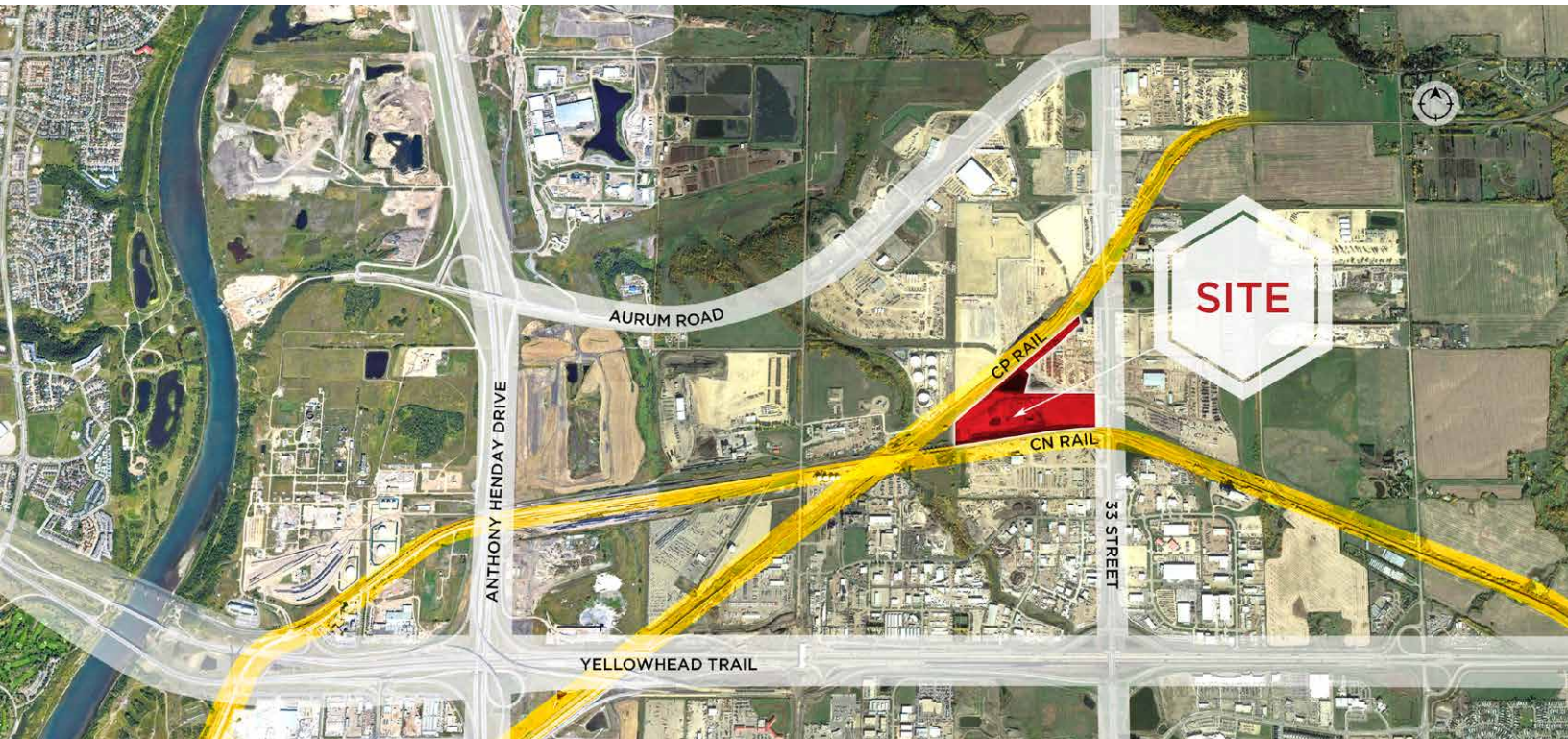
Property Details

Municipal:	12504 33 Street NE, Edmonton, AB
Legal Address:	Plan 8920191, Block 2
Zoning:	IH - Heavy Industrial
District:	Clover Bar Industrial District
Total Available Space:	5 - 45.62 Acres
Lease Rate:	\$3,000/month/Acre/Net
Sale Price:	\$24,250,000.00 entire site (\$531,565/Acre)
Taxes:	\$208,842.02 (2023)

Site Plan



Aerial



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