



**CUSHMAN &  
WAKEFIELD**  
Edmonton

FOR  
LEASE/SALE

# WHITE INDUSTRIAL LAND

18961 118A Avenue  
Edmonton, AB



**14.25 ACRES INDUSTRIAL LAND**  
**SALE PRICE: \$675,000 PER ACRE**  
**LEASE RATE: FROM \$1.00 PSF**

## PROPERTY HIGHLIGHTS

- Located in White Industrial
- Ready for immediate development
- Full municipal services available
- Excellent access to Anthony Henday Drive, Yellowhead Trail and 184 Street
- Access and egress via all directional interchange
- Outstanding proximity to CN Intermodal facility
- Environmental reports available
- Site to be delivered fully graded and gravelled

**Doug MacKay** SIOR, CCIM, CET  
Partner  
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# PROPERTY DETAILS

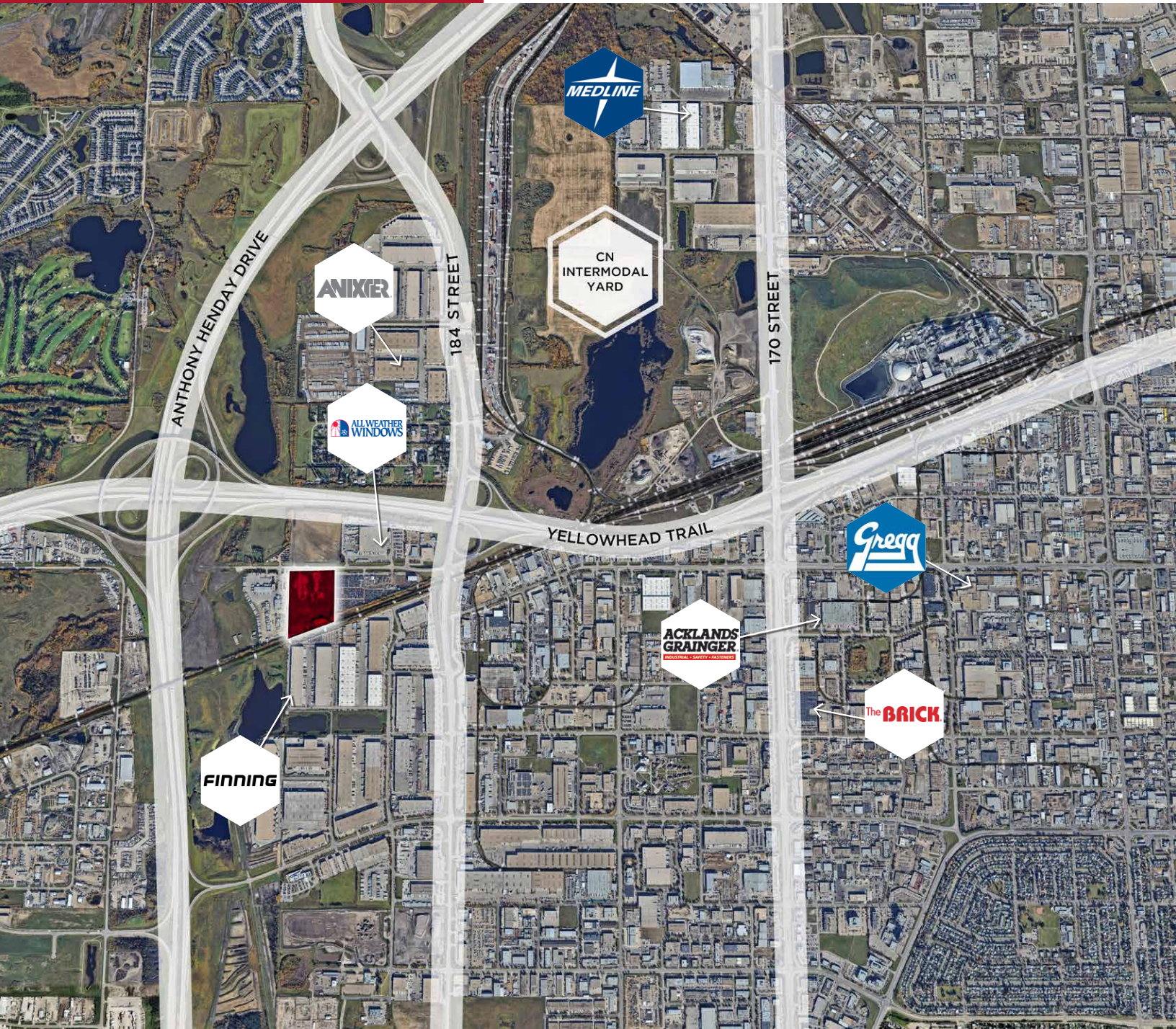
Municipal Address: 18961 118 A Avenue  
Legal Description: NE ¼ 8-53-25 W4  
Zoning: IM - Industrial Medium

Taxes: \$139,174.18 (2023)  
Includes Local Improvements  
Asking Price: From \$675,000 per Acre  
Lease Rate: From \$1.00 SF

## SITE AERIAL



# SITE LOCATION



Excellent Access to Anthony Henday Ring Road, Yellowhead Trail and Highway 16A



Located in White Industrial



Site to be graded and gravelled



Full municipal services available



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