

# FOR SALE

## West Edmonton Development Land

10325 180 Street, Edmonton  
4.54 Acres (+/-)



### Highlights

- Ideal location in West Edmonton's industrial parks
- Located in Morin Industrial Park
- Recently upgraded gravel and compaction
- High exposure to 178 street
- Large scale site with a range of possible uses
- Great access to Highway 216, Highway 2, Stony Plain Road & Mayfield Road

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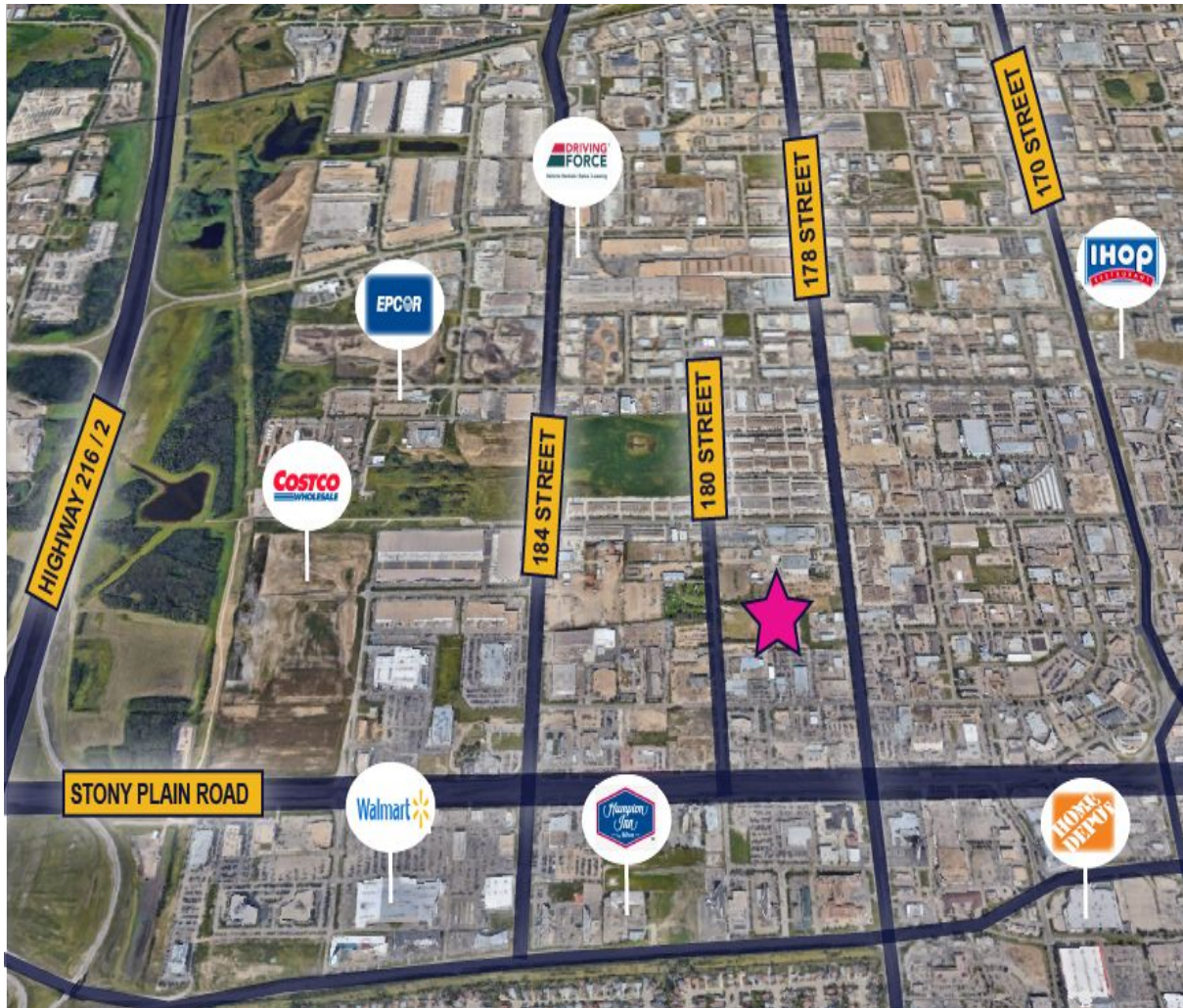
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# West Edmonton - The Developer's Playground:

Located in the heart of West Edmonton's industrial parks, this development-ready land is suited for any type of industrial business construction. The property features good exposure to 178 Street and is conveniently located near commercial shopping districts and expanding residential neighborhoods. Quick access to major highways makes this an ideal location for any developer who wants to join the growing West Edmonton industrial market.



## Property Details

<b>Address:</b>	10325 180 Street, Edmonton
<b>Legal:</b>	Plan 1620651, Block 17, Lot 1
<b>Zoning:</b>	IB (Industrial Business)
<b>Site Size:</b>	4.54 Acres
<b>Possession:</b>	Immediately
<b>Sale Price:</b>	\$4,499,000.00

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