

FOR SALE

LAND

MCNAMARA INDUSTRIAL PARK

10945 175th Street, Edmonton, Alberta

Property Description

Introducing a prime 1.32-acre property situated in the highly sought-after McNamara Industrial area of Edmonton, Alberta. Boasting a strategic location with excellent exposure to both 174 Street and 110A Avenue, this exceptional parcel offers unparalleled visibility for businesses and convenient accessibility for customers. With two access routes available, including the prominent address of 10945 175th Street, this property presents an incredible opportunity for commercial development. Located just blocks away from all major car dealerships, this land is perfectly positioned to capitalize on the thriving automotive industry. Whether you're looking to establish a new business or expand an existing one, this versatile and well-located property provides the perfect foundation for success.

\$1,320,000

SALE PRICE

1.32 ACRES

LOT SIZE

IB

ZONING

LOT 6 BLK 1 PLAN 9323397

LEGAL

\$24, 474 (2021)

TAXES

Judith Rimmer

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#1 RE/MAX Commercial Team Worldwide 2017, 2018, 2019, & 2021*

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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements should be independently verified by the Purchaser/Tenant. *based on commercial commissions 2017, 2018, 2019, & 2021.

LOCATION



DEMOGRAPHICS

Exposure



170 Street North of 105 Avenue: **29200 VPD (2022)**
111 Avenue West of 174 Street: **7700 VPD (2022)**



Median Household Income in approximate
50 KM Radius: **\$69,608**



Residents in approximate 50 KM Radius:
812, 200

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