



**FOR SALE**

**LAND**

# **MCNAMARA INDUSTRIAL PARK**

17404 -109 Ave Edmonton, Alberta

## **Property Description**

Don't miss this rare opportunity to acquire prime industrial land in the highly sought-after McNamara Industrial Park of Edmonton. With its generous lot size, strategic location, and convenient access to major transportation routes, this property is perfect for commercial and industrial development. Act now and seize the potential for growth and success that this property offers. Contact us today to secure this valuable investment.

**\$1,320,000**

SALE PRICE

**1.32 ACRES**

LOT SIZE

## **Judith Rimmer**

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# MCNAMARA INDUSTRIAL PARK



## Property Details

|                                |                            |
|--------------------------------|----------------------------|
| Address:                       | 17404 – 109 Ave            |
| Legal Description:             | Lot 7 Block 1 Plan 9323397 |
| Zoning:                        | IB                         |
| Land Size:                     | 1.32 AC                    |
| Sale Price:                    | \$1,320,000                |
| Taxes (2022):                  | \$ 28,418                  |
| Demographics                   | (Approx. 50 KM Radius)     |
| Median Household Income:       | \$69,608                   |
| Residents:                     | 812,200                    |
| Vehicles Per Day:              |                            |
| 170 Street North of 105 Avenue | 29,200 VPD (2022)          |
| 111 Avenue West of 174 Street  | 7,700 VPD (2022)           |

