

137 Ave NE

Township Rd 534

SITE

FOR SALE

LAND

Aurum Rd

Saipem Construction  
Canada Ltd

Terra Pro

Saipem Module  
Yard

Range Rd 232

# DEVELOPMENT READY INDUSTRIAL LAND

2808 Aurum Road NE, Edmonton, Alberta

Seize the opportunity to bring your dream project to life in this rapidly growing industrial area! This exceptional corner parcel boasts 1,400 feet of street frontage along Aurum Road and 137 Ave, providing outstanding visibility and access. With convenient connections to Highway 16, Yellowhead Trail, and the Anthony Henday, this location is ideal for a variety of industrial uses. Whether you envision multi-tenant industrial buildings, a gas station/truck stop, or even greenhouse farming, this versatile land is the perfect canvas for your development. The area is buzzing with new development activity, and numerous businesses are already thriving here. Don't miss out on this prime location—secure your future today!

## Syamal Raha

Vice President & Associate Broker | Investment Sales & Leases  
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**RE/MAX**  
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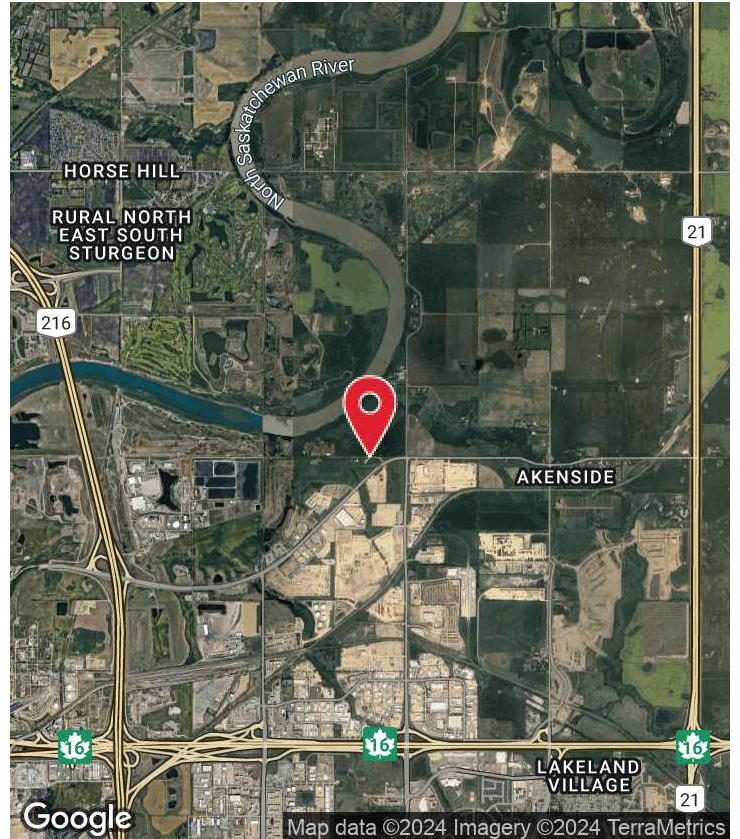
201, 5607 - 199 Street, Edmonton, AB T6M 0M8 | [commercialyeg.ca](http://commercialyeg.ca)

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.

# HIGHLIGHTS

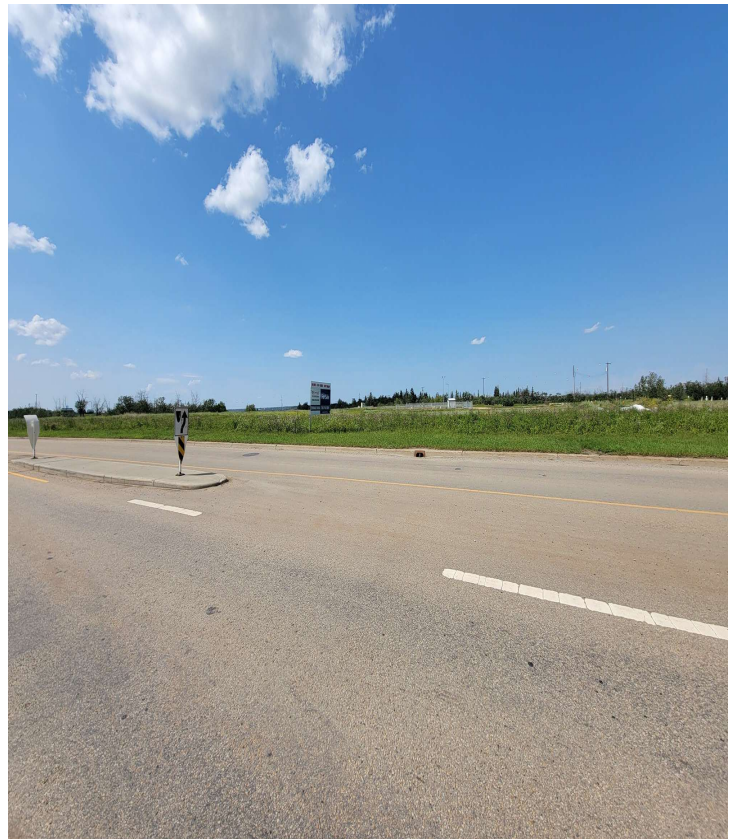
## PROPERTY DATA

Address	2808 Aurum Road NE, Edmonton
Legal:	Plan 112318, Block 5, Lot 1
Zoning	BE (Business Employment)
Neighbourhood	Clover Bar Area
Services	All municipal Services to the property line
Tax	\$51,028.11
City Assessment	\$1,928,500 (2024)
PRICE	\$1,200,000.00



## FEATURES

- High visibility location
- Long street front
- Versatile BE zoning
- All utilities are at propertyline
- The most affordable subdivided land parcel in Edmonton
- Development ready



# ADDITIONAL PHOTOS

