

CFB  
Edmonton  
Garrison

EDMONTON  
ENERGY & TECHNOLOGY  
PARK

HIGHWAY 15

ANTHONY HENDAY DRIVE

Edmonton

167 Ave

MWRD - Fort Rd NW

167 Ave NW

Meridian



CDNGLOBAL



125.68 Acres  
SIZE



MARKET  
ASKING PRICE



EETC  
ZONING

FOR SALE

EDMONTON ENERGY & TECHNOLOGY PARK

3450 227 AVENUE, EDMONTON, AB



# FOR SALE | EDMONTON ENERGY & TECHNOLOGY PARK 3450 227 AVENUE, EDMONTON, AB

## PROPERTY HIGHLIGHTS

- 125.68 Acres located in the Edmonton Energy & Technology Park
- The park's largest site unencumbered by pipelines with EETC Zoning (Heavy Industrial)
- Part of Alberta's Industrial Heartland, Canada's largest hydrocarbon processing region
- In close proximity to Alberta's new high load corridor, shortening delivery of goods and services to and from Northern Alberta

## DETAILS

**Legal Description** Plan 1520043; Block 2; Lot 19

**Industrial Area** 4; 24; 54; 25; E

**Size** 125.68 Acres

**Zoning** EETC (Edmonton Energy & Technology - Chemical Cluster)




















**Services** Power & Gas

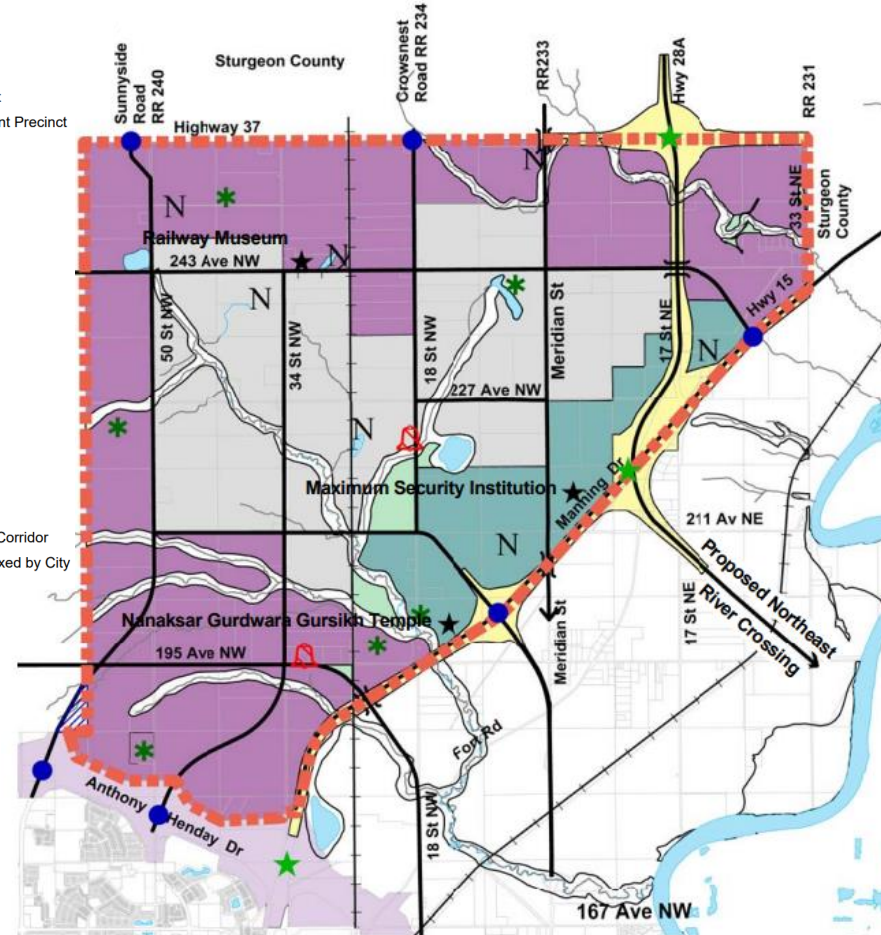
**Taxes (2022)** \$375.47

**Asking Price** Market

## DEVELOPMENT CONCEPT

### Legend


-  ASP Boundary
-  Medium Industrial Precinct
-  Research and Development Precinct
-  Petrochemical Precinct
-  Right-of-Way
-  Arterial
-  Flyover
-  Existing Rail Line
-  System Interchange
-  Potential Firestations
-  Service Interchange
-  Natural Areas
-  Proposed Parks
-  Park
-  NSRV ARP (Bylaw 7188)
-  Property Lines
-  Waterbodies
-  Transportation and Utility Corridor
-  Area proposed to be annexed by City of Edmonton



The above particulars are submitted to the best of our knowledge and are subject to change without notice. CDN Global Advisors Limited does not assume responsibility for any errors or omissions.

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**WARREN COCHLIN**  
Senior Vice-President

 780 701 1932  
 [wcochlin@cdnglobal.com](mailto:wcochlin@cdnglobal.com)

**CARRIE PASEMKO**  
Associate

 780 701 1930  
 [cpasemko@cdnglobal.com](mailto:cpasemko@cdnglobal.com)