

CFB
Edmonton
Garrison

EDMONTON ENERGY & TECHNOLOGY PARK



CDNGLOBAL®



125.68 Acres
SIZE



\$25,000 / Acre
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

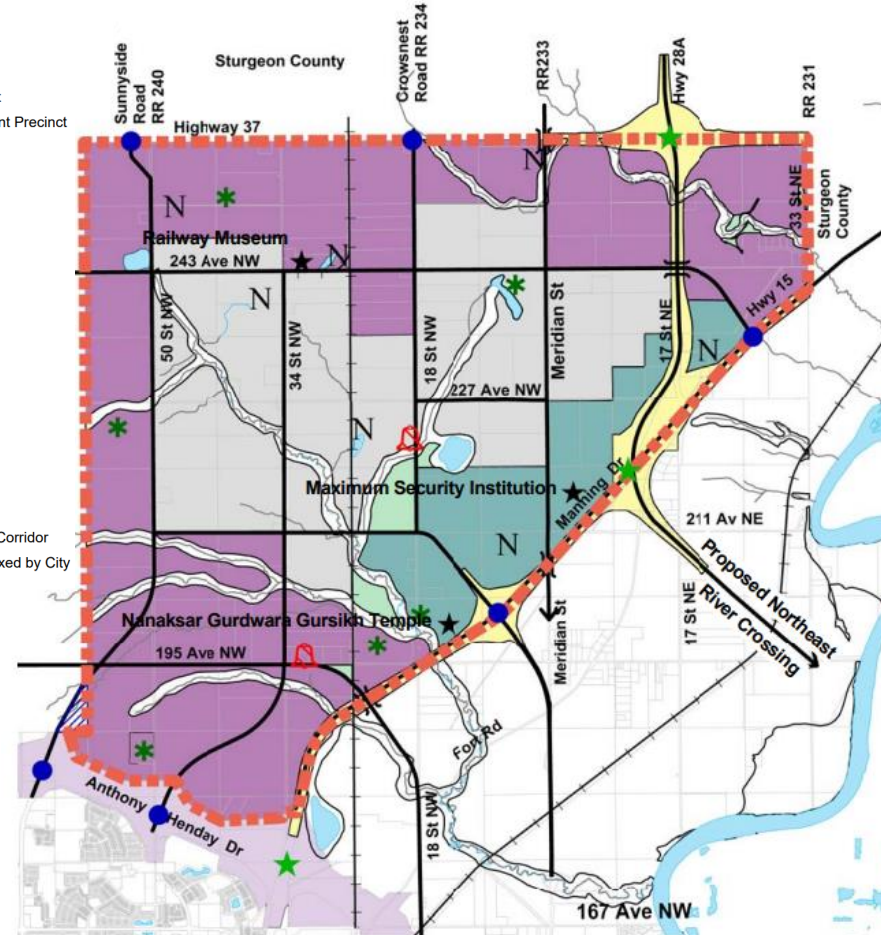
TAXES (2024) \$406.95

ASKING PRICE \$25,000 / Acre

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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