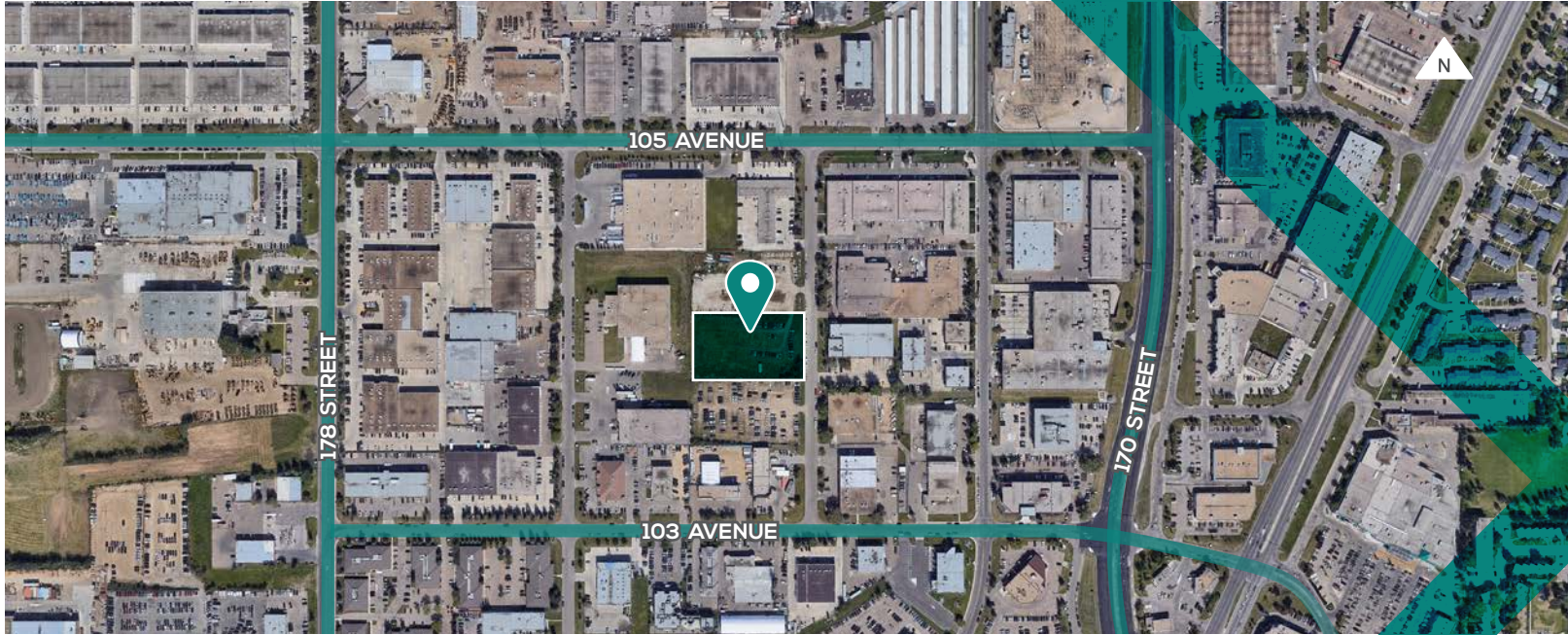


174TH STREET LANDS

10332 174 STREET | EDMONTON | AB

1.64 ACRES IB
ZONED LAND



IDEAL FOR STORAGE



IDEAL FOR AUTOMOTIVE / TRUCK PARKING



IDEAL FOR EQUIPMENT



HIGHLIGHTS

- **WELL PREPARED, GRADED, AND GRAVELED SITE**
- Fenced and secure
- Convenient access to major arterials
- Landlord will consider short term deals

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FENCED AND
SECURED SITE



RECENTLY
GRAVELED



CONVENIENT
LOCATION

FEATURES

- **Municipal:** 10332 174 Street, Edmonton
- **Legal:** Plan 9823053; Block 9; Lot 18
- **Site Size:** 1.64 Acres
- **Access:** 174 Street
- **Zoning:** [IB – Industrial Business](#)
- **Asking Rate:** \$1.50/SF
- **Asking Price:** \$1,476,000
- **Yard Details:** Site work completed in 2019 includes stripping, grading, geotextile fabric, and 250mm of 20mm road crush

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