

# DAVIES INDUSTRIAL (EAST)

6125 75 Street NW, Edmonton, AB T6E 0T3

## For Sale



### PROPERTY HIGHLIGHTS:

**FANTASTIC 4.6 ACRE MEDIUM INDUSTRIAL ZONED (IM) SITE.** With over 500 Feet of **DIRECT EXPOSURE** onto 75 Street on this Major Transportation Corridor. A Vehicle Count of 39,000 vehicles per day (2015 City Of Edmonton). The site consists of a 2010 Built 4,400 square foot office/warehouse Building. There are also Additional out Buildings used as storage. (Attached Greenhouse & concrete warehouse storage Bldg(s)). The site is opposite the **NEW DAVIES STATION PARK N RIDE LRT TRANSIT CENTRE** scheduled to be open in 2021. The Phase 3 Environmental has been completed. Potential (CN) Rail Spur access on South Portion of the Property line. Super Quick access to Whitemud & Sherwood Park Freeways. **RARE OPPORTUNITY** to acquire a 4.6 Acre site on a Major Busy Artery. Excellent Present & Future Development.



**MLS®: E4222966**

6125 75 Street NW, Edmonton, AB T6E 0T3

**MaxWell**

Polaris

**COMMERCIAL**

Maxwell Polaris-Commercial  
4107 99 Street  
Edmonton, AB T6E 3N4  
Office: 780-450-6300

**ROMI SARNA**

& Associates

**780-450-6300**

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## For Sale



**Property Type**  
Transaction Type : For Sale

**Site Size** : 4.6 acres+-

**Legal Description** : Plan 0124428, Lot 1

**Zoning** : IM  
(Medium Industrial)

**Available** : Immediate

**Taxes** : \$77,394.00 / 2020

**Sale Price** : \$3,499.00

**Phase 3 Environmental Completed**



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