

Courtesy Of Garry Stebner and Hugh Fraser Of Fraser-Tradex Realty Inc

\$3,123,900 - 4150 195 Avenue Nw, Edmonton

MLS® #E4350012

\$3,123,900

Bedroom, Bathroom, 1,700 sqft
Industrial on 0.00 Acres

Edmonton Energy And Technology Park,
Edmonton, AB

40 acres of prime development lands Located in the Edmonton Energy and Technology Park, (EETP) . As per the EETP Area Structure Plan the future use for the land will be Medium Industrial. Direct access from 195 avenue(Valour Ave) with connection to Anthony Henday and the Manning Freeway. The property has a house of approximately 1700 sq ft and storage buildings which are being rented. The land is being farmed. Annual income of approximately \$20,000 per annual. Excellent investment opportunity for future development.

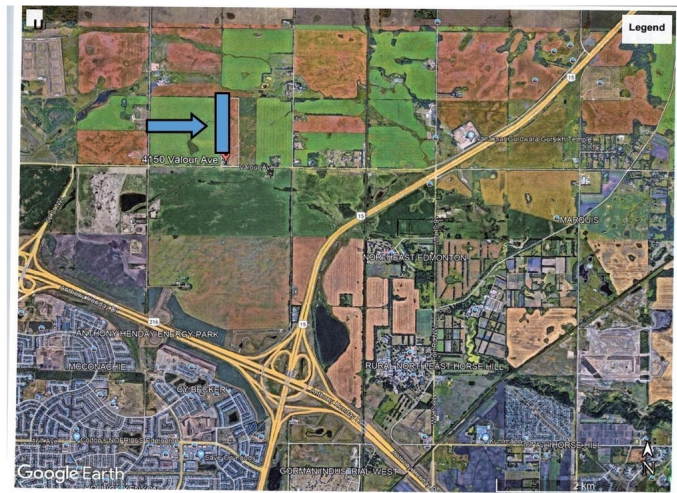
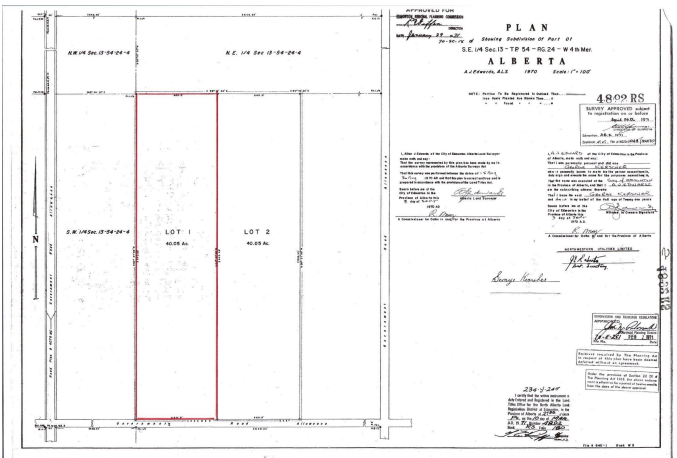
Built in 1974

Essential Information

| | |
|----------------|-------------|
| MLS® # | E4350012 |
| Price | \$3,123,900 |
| Square Footage | 1,700 |
| Acres | 0.00 |
| Year Built | 1974 |
| Type | Industrial |

Community Information

| | |
|-------------|-------------------------------------|
| Address | 4150 195 Avenue Nw |
| Area | Edmonton |
| Subdivision | Edmonton Energy And Technology Park |



| | |
|-------------|----------|
| City | Edmonton |
| Province | AB |
| Postal Code | T5Y 6N4 |

Exterior

| | |
|--------------|-------------|
| Construction | See Remarks |
|--------------|-------------|

Additional Information

| | |
|-------------|-----------------|
| Date Listed | July 11th, 2023 |
| Zoning | AG |

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Listing information last updated on May 15th, 2024 at 7:31pm MDT