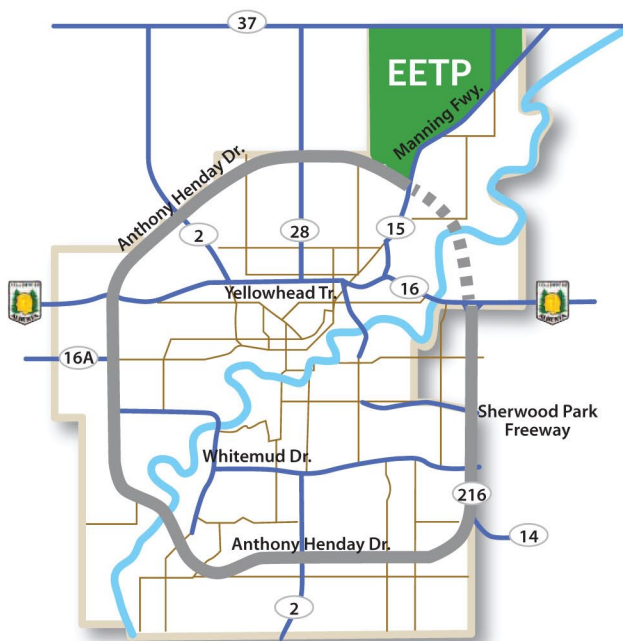
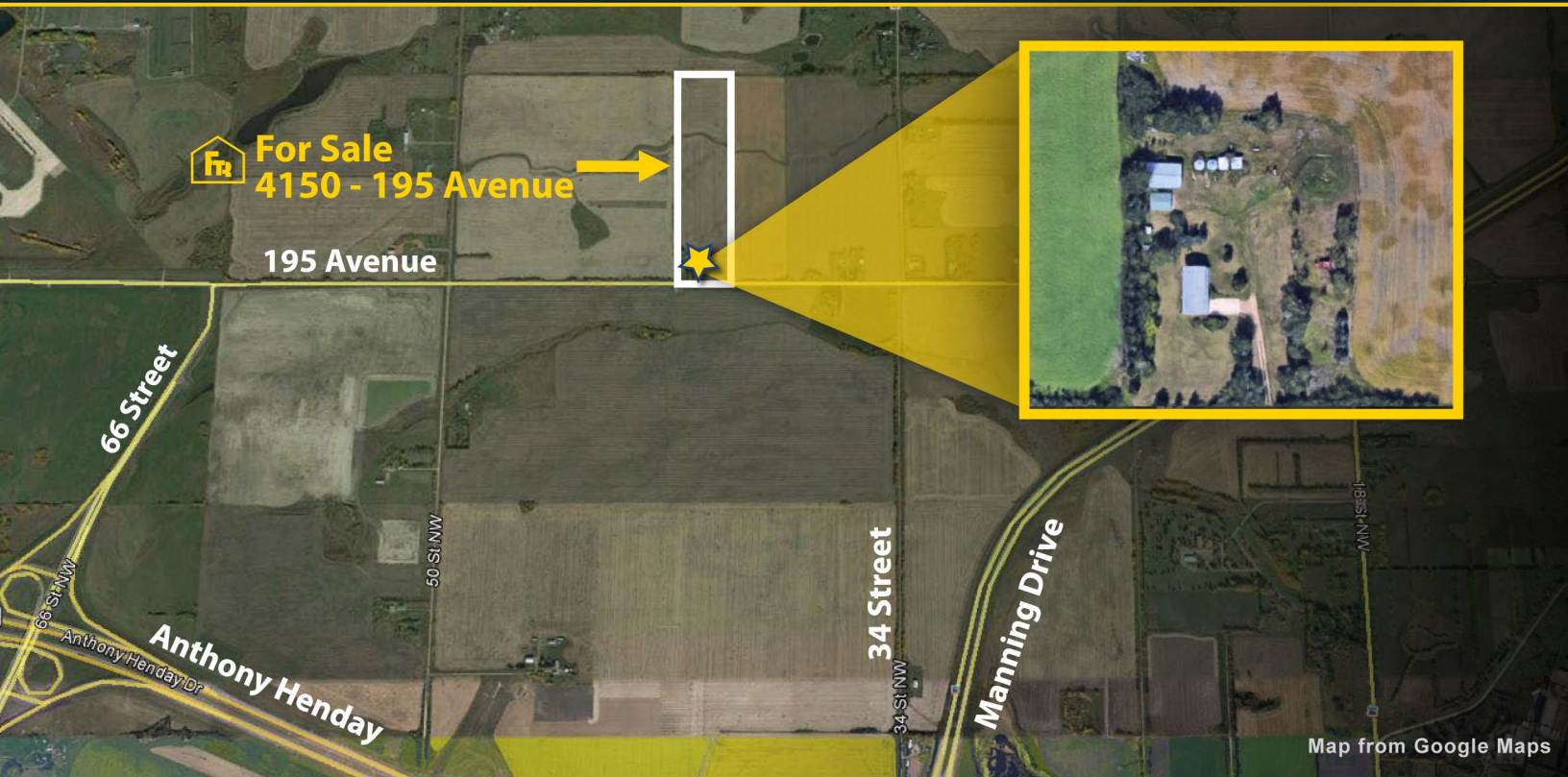


FOR SALE - 40 ACRES - INDUSTRIAL LAND

Edmonton Energy Technology Park



CITY OF EDMONTON

Map from www.edmonton.ca/business_economy/documents/PDF/EETP_Brochure.pdf

LOCATION:

40 acres, 4150 - 195 Avenue, Edmonton

LAND USE & ZONING:

Proposed zoning Medium Industrial

GENERAL DESCRIPTION:

- Excellent location
- Major Roadway connection to 195 avenue, Manning Freeway, and the Anthony Henday
- House with shop and other buildings

EXCLUSIVELY LISTED FOR SALE BY:

Fraser-Tradex Realty Inc.

Garry Stebner (780) 918-5289

glstebner@shaw.ca

Hugh Fraser (780) 499-0948

realty@chughfraser.com

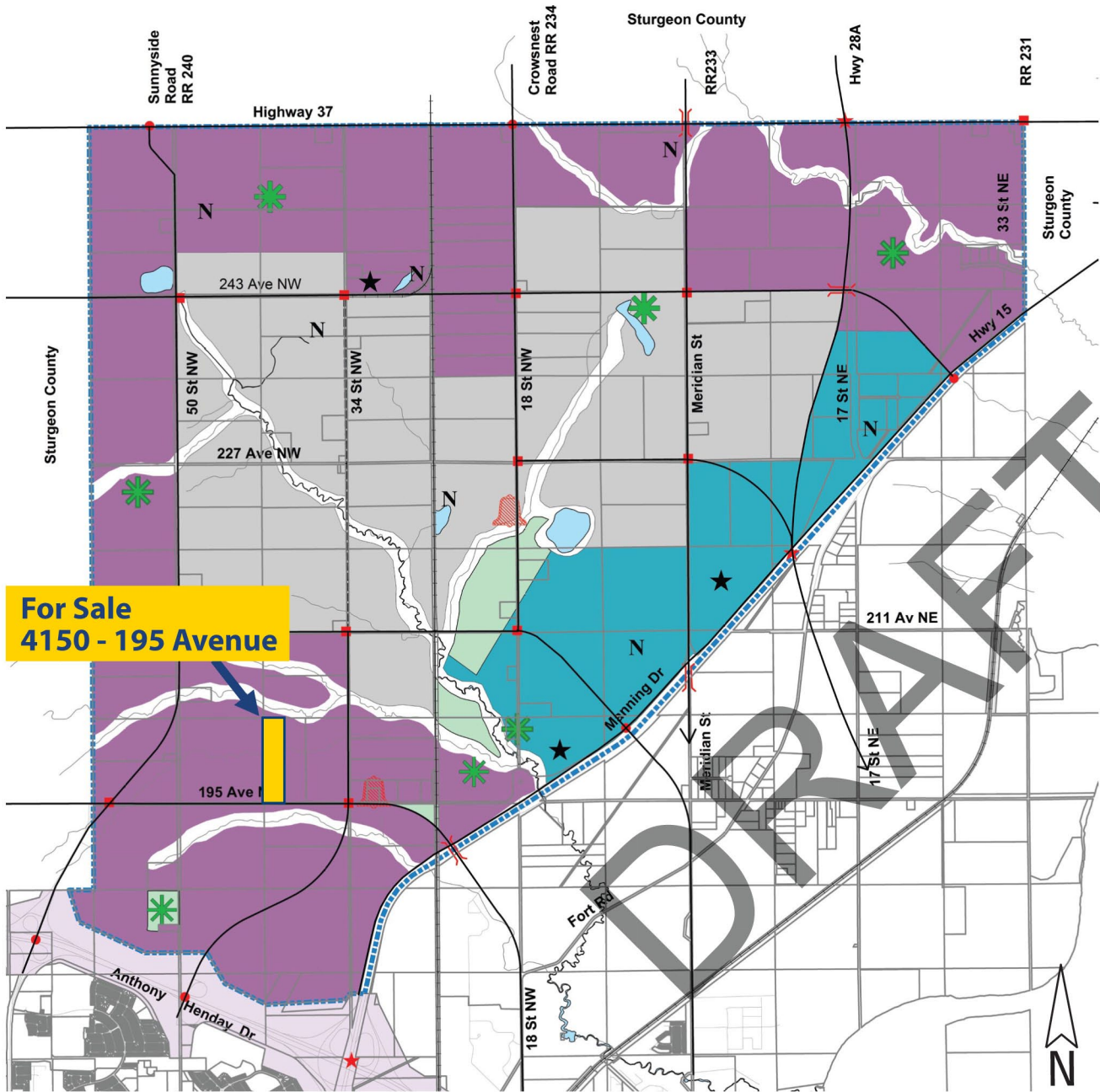
FRASER-TRADEX REALTY INC. *Your Real Estate Professionals*

(780) 499-0948 Fax (780) 458-6900 Realty@chughfraser.com P.O. Box 4, Stn Main, St. Albert, AB T8N 1N2



FOR SALE - 40 ACRES - INDUSTRIAL LAND

Edmonton Energy Technology Park



For Sale
4150 - 195 Avenue

- | | | | | | |
|--|-----------------------------------|--|-----------------------------|--|----------------------|
| | ASP Boundary | | Optional Arterial/Collector | | At-grade Interchange |
| | Medium Industrial Precinct | | Waterbodies | | Service Interchange |
| | Research and Development Precinct | | Railway | | System Interchange |
| | Petrochemical Cluster Precinct | | Parcels | | Proposed Parks |
| | Transportation Utility Corridor | | Potential Firestations | | Natural Areas |
| | Arterial Road Network | | Flyover | | Park |

Map from https://www.edmonton.ca/business_economy/documents/EETP_Open_House_Presentation.pdf

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