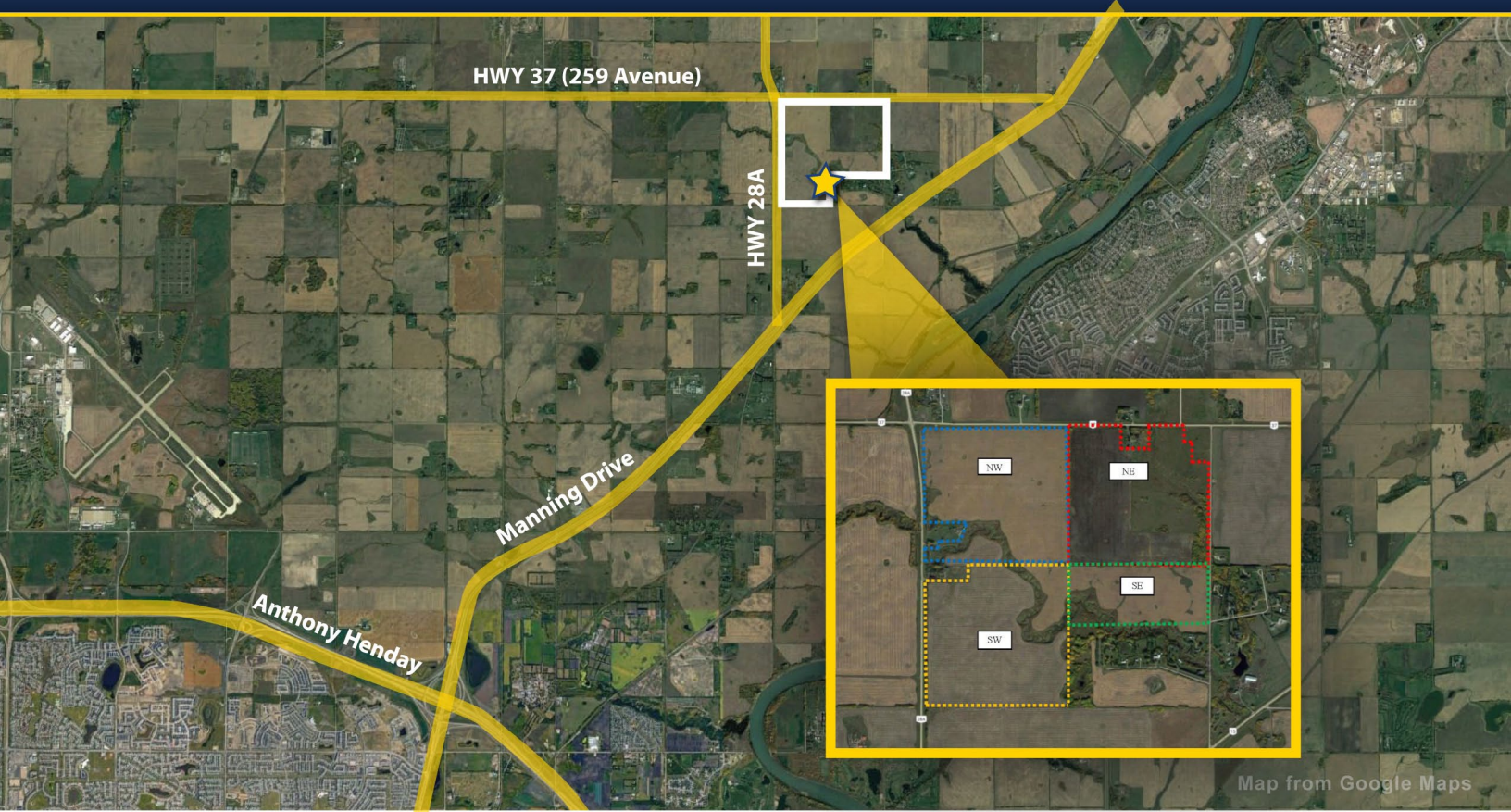


# FOR SALE - Edmonton Energy & Technology Park

Medium Industrial Lands 526.28 Acres Hwy 28A & Hwy 37 NE, Edmonton



## GENERAL DESCRIPTION:

- Prime industrial developable land located at the intersection of Hwy 37 & Hwy 28A
- Land area of 526.28 Acres
- Located in the North East part of Edmonton Energy & Technology Park
- Excellent access to Hwy 28A & Hwy 37, Proposed High Load
- Lands have been zoned to accommodate Medium Industrial uses

## EXCLUSIVELY LISTED FOR SALE BY:

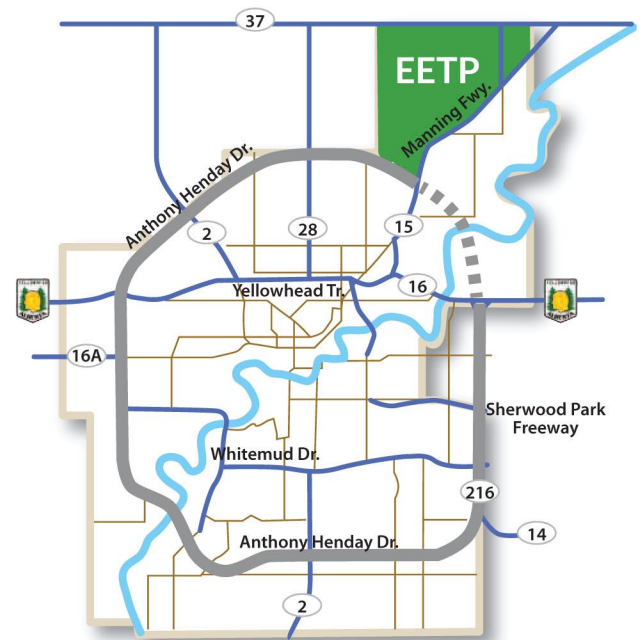
**Hugh Fraser** (780) 499-0948

realty@chughfraser.com

**Garry Stebner** (780) 918-5289

glstebner@shaw.ca

**CO-LISTED WITH: D.C. & Associates Realty**



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

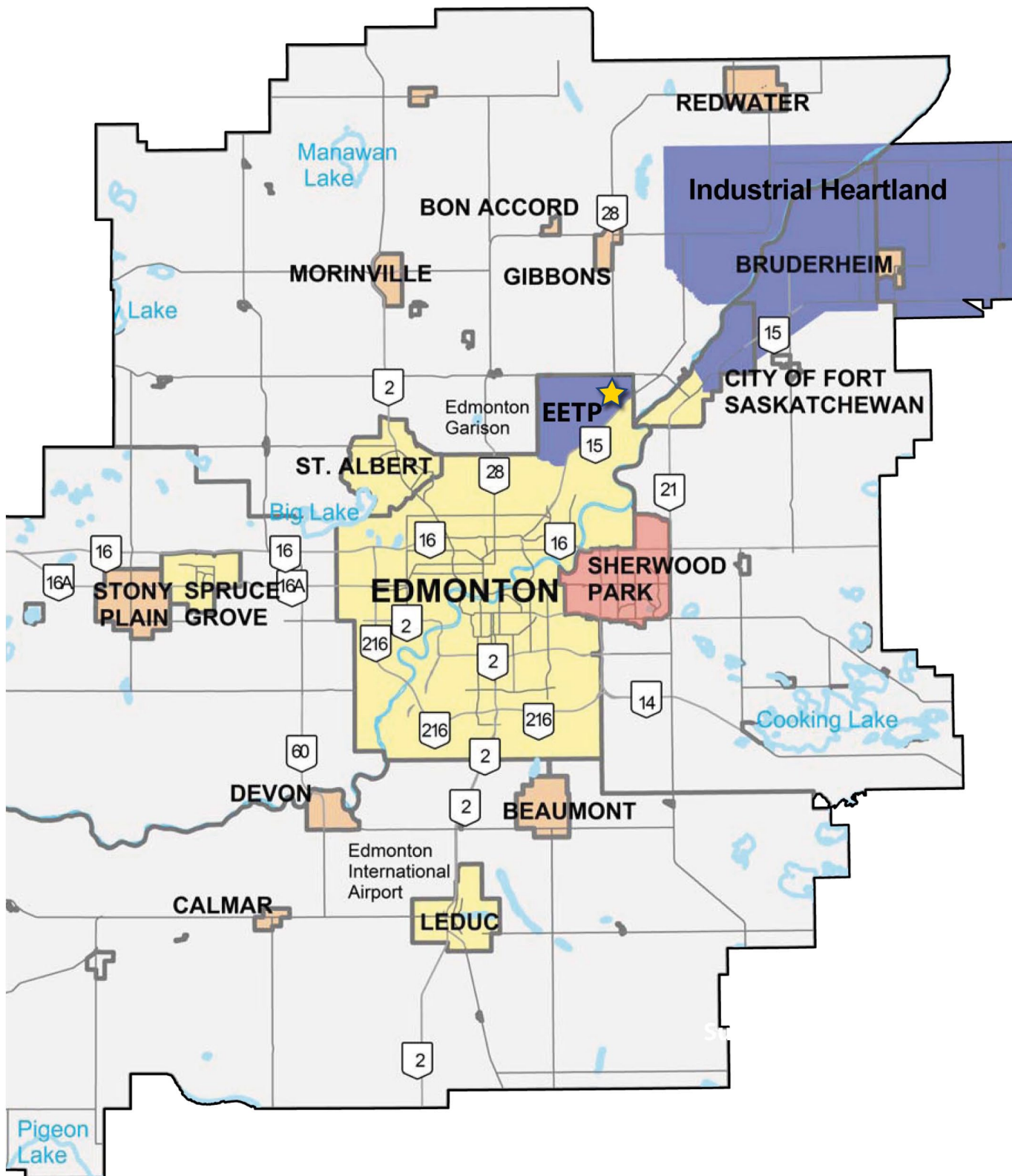
(780) 499-0948 Fax (780) 458-6900 Realty@chughfraser.com P.O. Box 4, Stn Main, St. Albert, AB T8N 1N2



# FOR SALE - Edmonton Energy & Technology Park

Medium Industrial Lands 526.28 Acres Hwy 28A & Hwy 37 NE, Edmonton

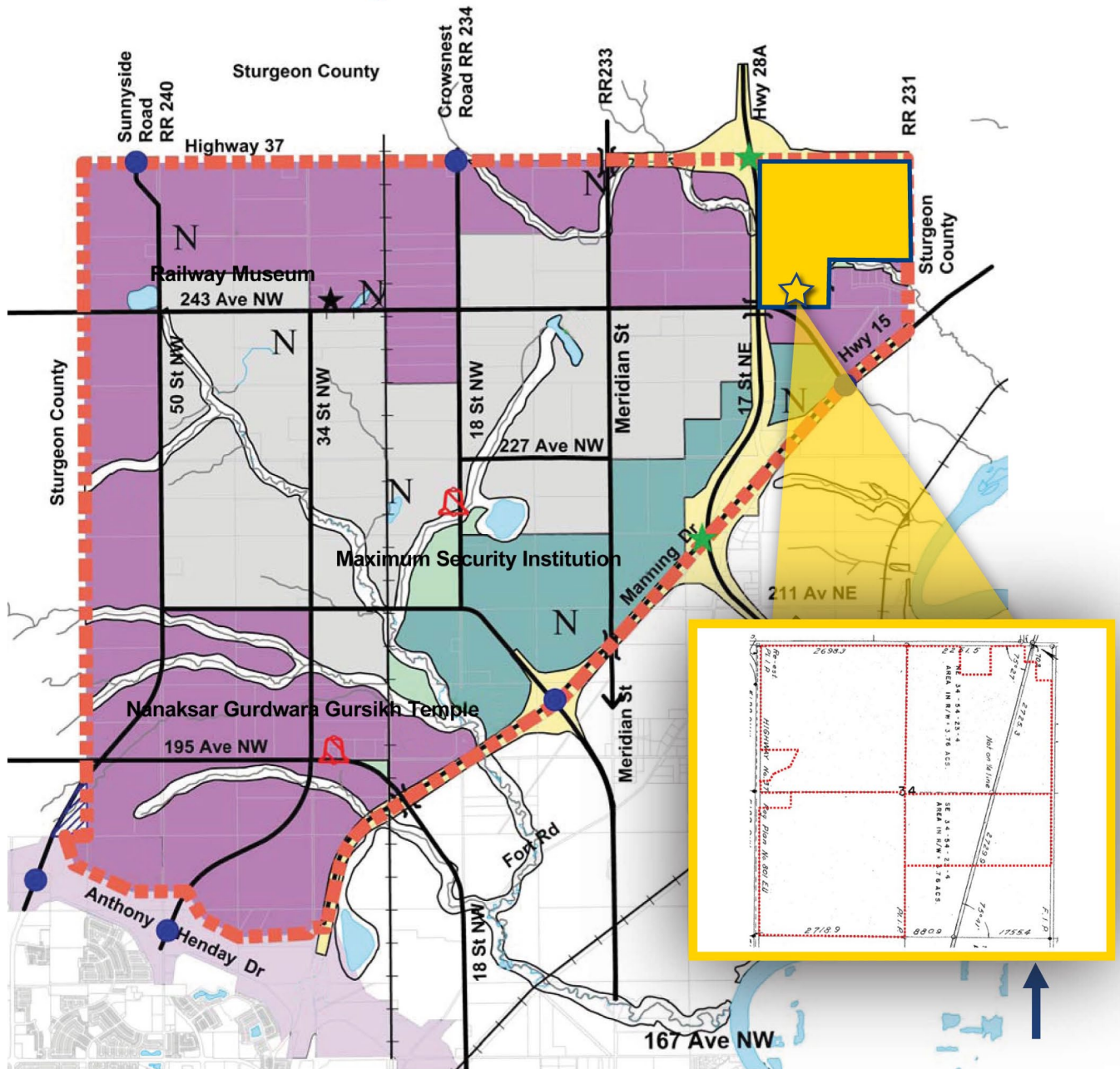
## EDMONTON ENERGY & TECHNOLOGY PARK



# FOR SALE - Edmonton Energy & Technology Park

Medium Industrial Lands 526.28 Acres Hwy 28A & Hwy 37 NE, Edmonton

## EDMONTON ENERGY & TECHNOLOGY PARK Zoning - Medium Industrial



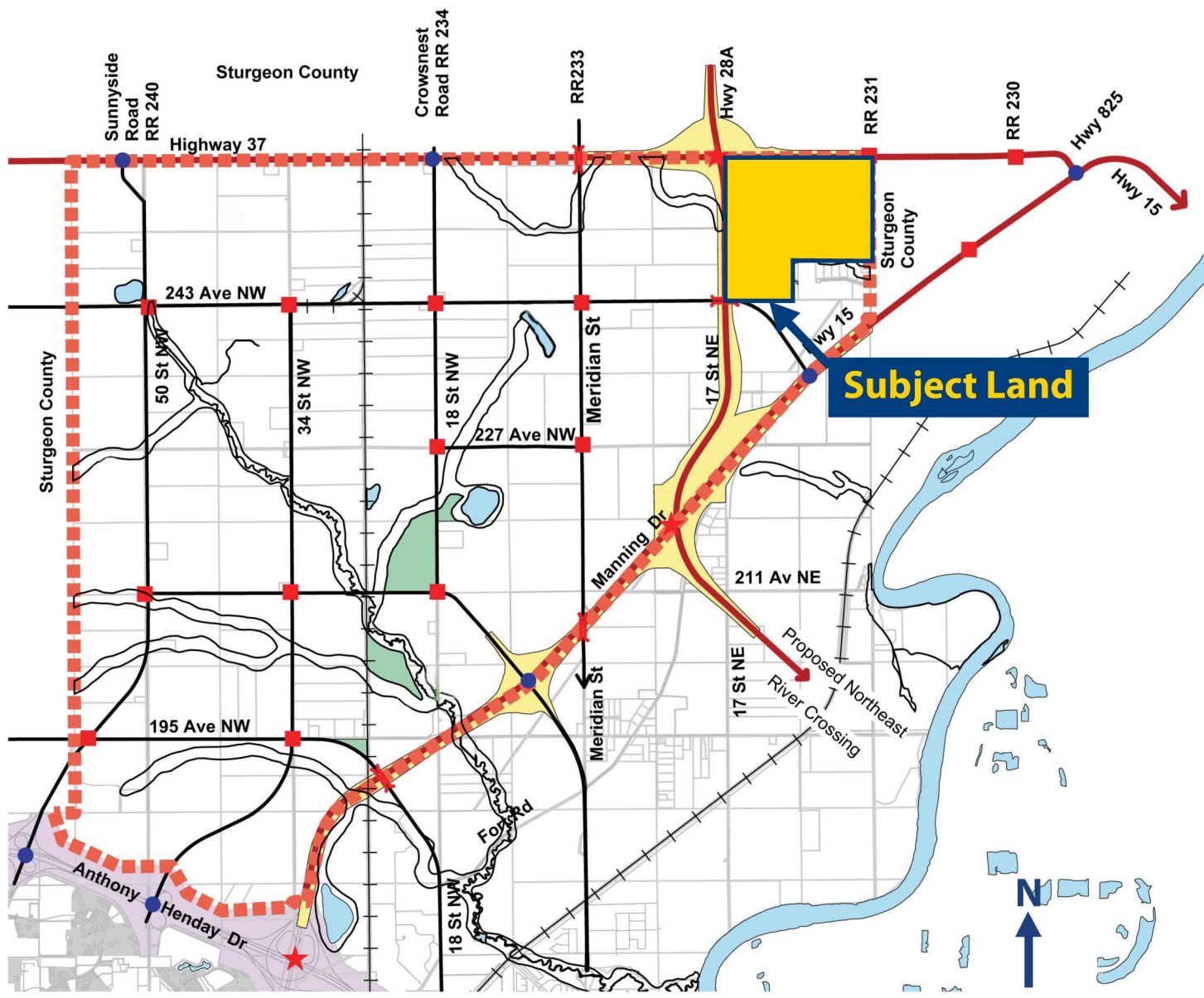
### Legend

- |  |                                   |  |                        |  |   |
|--|-----------------------------------|--|------------------------|--|---|
|  | ASP Boundary                      |  | Existing Rail Line     |  | NSRV ARP (Bylaw 7188)                           |
|  | Medium Industrial Precinct        |  | System Interchange     |  | Property Lines                                  |
|  | Research and Development Precinct |  | Potential Firestations |  | Waterbodies                                     |
|  | Petrochemical Precinct            |  | Service Interchange    |  | Transportation and Utility Corridor             |
|  | Right-of-Way                      |  | Natural Areas          |  | Area proposed to be annexed by City of Edmonton |
|  | Arterial                          |  | Proposed Parks         |  |   |
|  | Flyover                           |  | Park                   |  |   |

# FOR SALE - Edmonton Energy & Technology Park

Medium Industrial Lands 526.28 Acres Hwy 28A & Hwy 37 NE, Edmonton

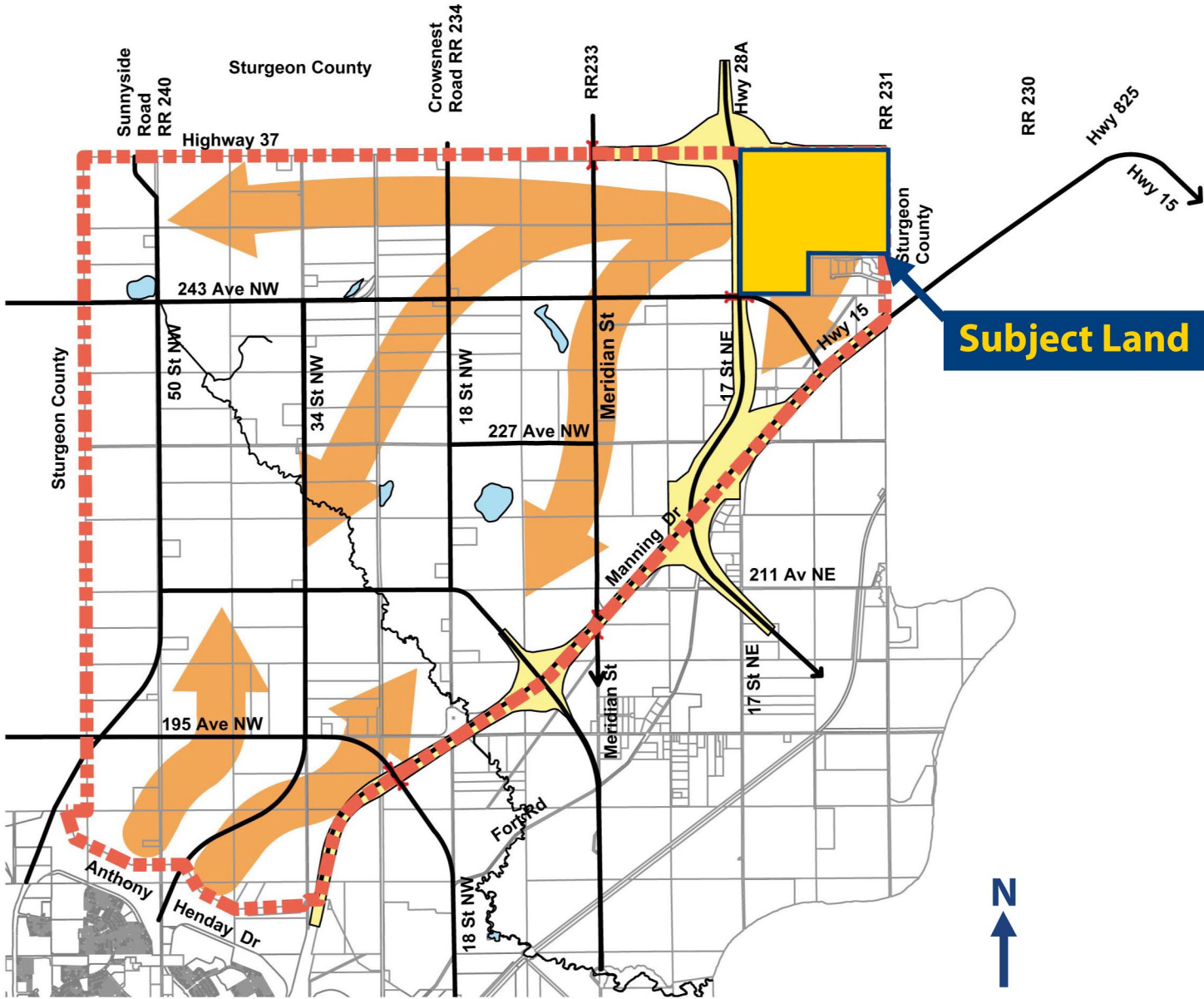
## EDMONTON ENERGY & TECHNOLOGY PARK Arterial Roadways



# FOR SALE - Edmonton Energy & Technology Park

Medium Industrial Lands 526.28 Acres Hwy 28A & Hwy 37 NE, Edmonton

## EDMONTON ENERGY & TECHNOLOGY PARK Development Staging



### Legend

- General Direction of Development
- ASP Boundary
- Arterial
- Flyover
- Right-of-Way
- Transportation Utility Corridor
- Waterbodies
- Parcel