

SE-8-53-23-4

SE-8-53-23-4, Edmonton, AB, T6S 1H5

Land For Sale

Prepared on July 16, 2026



Listing Details | Land For Sale

Secondary Uses	Industrial	Available Date	Now
Total Available Space	Unknown	Days On Market	16 days
Asking Price	\$95,000	Date Listed	6/30/2026
Listing Price Per SF	-	Last Modified	7/02/2026
List Price Per Acre	-	Listing ID	45164762
Cap Rate (Actual)	-	Parking Spaces	-
Possession	30 Days	Electric Service	-
Signage	Free-Standing	Water	-
Show Instructions	Call broker	Sanitary Sewer	-

Description

Exceptional opportunity to acquire 1.12+/- acres of industrial land in Strathcona County's established industrial corridor. Zoned IH (Heavy Industrial), this unique parcel offers frontage along Petroleum Way with excellent exposure and convenient access to Yellowhead Trail, Anthony Henday Drive, and the surrounding transportation network. Strategically situated between Canadian National and Canadian Pacific rail corridors and neighbouring major industrial users, including Suncor Energy refinery, this property is positioned within one of the region's premier industrial areas. The property is subject to registered pipeline right-of-ways that influence site utilization.

Property Details

Zoning	-	County	Strathcona
Parcels	-	Water	-
Legal Owner	-	Natural Gas	-
Submarket	-	Sanitary Sewer	-