

## **\$3,502,980 - 18403 137 Avenue, Edmonton**

MLS® #E4416826

**\$3,502,980**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Anthony Henday Big Lake, Edmonton, AB

There are no other parcels of land for sale along the Anthony Henday that have this exposure and access. This is far the best location, one of the most high traffic areas and there is direct access on and off of the Anthony Henday. This newly subdivided Commercial/Industrial lot is shovel ready and is ready for immediate development. There are no off-site levies. The asking price per acre is \$495,000.00. There is a 5.34-acre parcel of land attached to this land, Buyer could have up to 12.41-acres if required. Don't miss out on this amazing opportunity. If you require a smaller piece of land, the Seller is willing to look at re-subdividing to accommodate.

### **Essential Information**

|           |                 |
|-----------|-----------------|
| MLS® #    | E4416826        |
| Price     | \$3,502,980     |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Land Commercial |
| Status    | Active          |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 18403 137 Avenue        |
| Area        | Edmonton                |
| Subdivision | Anthony Henday Big Lake |



|             |          |
|-------------|----------|
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T5V 1T4  |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | January 2nd, 2025 |
| Days on Market | 108               |
| Zoning         | Zone 40           |

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Listing information last updated on April 20th, 2025 at 8:02am MDT