

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.

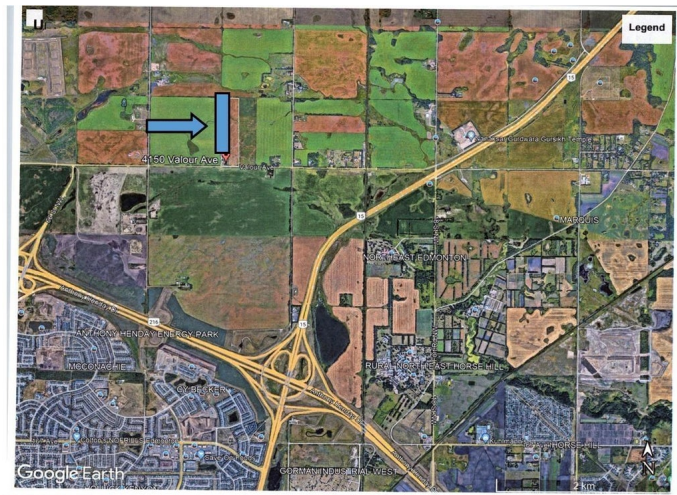
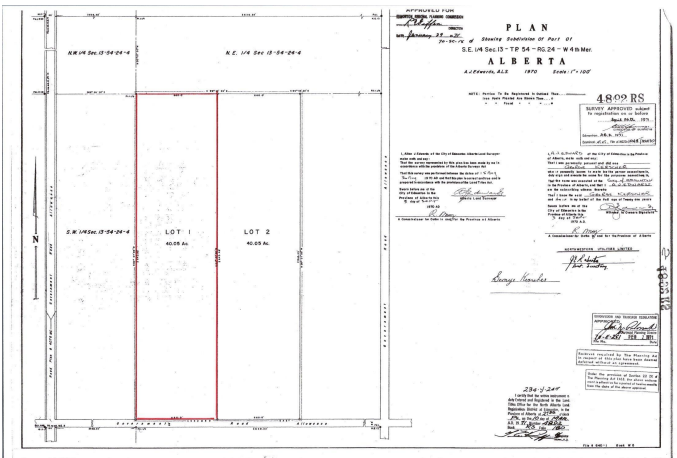
Built in 1974

## 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
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**Additional Information**

Date Listed	July 11th, 2023
Zoning	AG

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Listing information last updated on May 12th, 2024 at 5:01am MDT