

# \$1,300,000 - 1351 70 Avenue, Edmonton

MLS® #E4415778

**\$1,300,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Maple Ridge Industrial, Edmonton, AB

A RARE FIND!!! Small industrial land parcel and, approximately, 1.41 Acres is available for sale immediately. This Parcel is located in highly desired South East Part (Maple Industrial) of the City. This serviced land has approximately 200 feet frontage to 70 Avenue, and is just off 17 street. Great connectivity with minutes off, to and from, Sherwood Park Freeway, Anthony Henday Drive and, Whitemud Drive. Potential usages for a future development include but not limited to: Warehouse, Storage and distribution centre, Self Storage, Manufacturing, Processing of raw material and, vehicle repair and service centre. Geotech and, Phase 1 Environmental Reports from late 2023 are on file.



## Essential Information

MLS® #	E4415778
Price	\$1,300,000
Bathrooms	0.00
Acres	0.00
Type	Land Commercial
Status	Active

## Community Information

Address	1351 70 Avenue
Area	Edmonton

Subdivision	Maple Ridge Industrial
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6P 1N5

### **Additional Information**

Date Listed	December 10th, 2024
Days on Market	123
Zoning	Zone 42

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 12th, 2025 at 3:17am MDT