

FOR SALE

Fenced Development Land

ANTHONY HENDAY

YELLOWHEAD TRAIL

AURUM ROAD

225 - 130 Avenue NW

Future Urban Development Land with many potential uses.

Contact:

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225 - 130 AVENUE NW

Property Profile

Site Size:	71.52 Acres
Net Buildable Area:	57.18 Acres
Legal Description:	Plan 9122760, Lot 1
Availability:	Immediately
Asking Price:	Market
Zoning:	FD - Future Urban Development
Services:	Full Municipal Standard

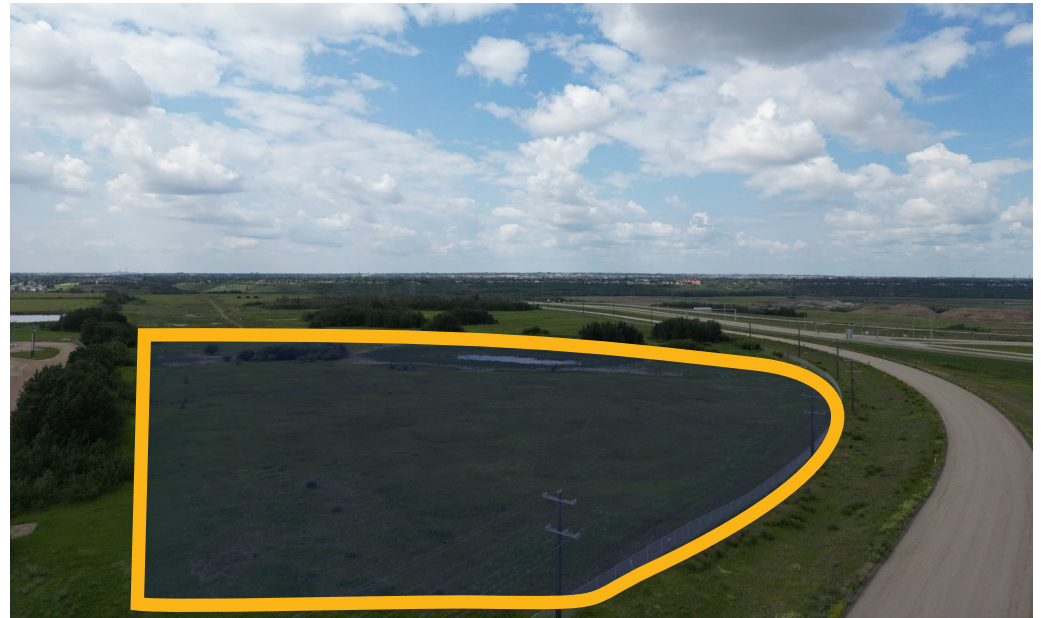
Property Information

High exposure industrial development land

Superior access to Anthony Henday Drive, Aurum Road & Yellowhead Trail

12.50 Acres & 44.68 Acres of net building area

Potential rail spur access and development to site



225 - 130 AVENUE NW

71.52 Acres of Fenced Development Land

The property has recently been re-zoned as a Future Urban Development Zone.

The following is a list of uses that have been approved for the land.

Permitted Uses

Agricultural Uses

- Agriculture
- Urban Agriculture

Community Uses

- Special Event

Discretionary Uses

Residential Uses

- Home Based Business
- Residential, limited to Single Detached Housing

Community Uses

- Outdoor Recreation Service
- Park
- School

Commercial Uses

- Outdoor Entertainment
- Outdoor Sales and Service
- Residential Sales Centre

Industrial Uses

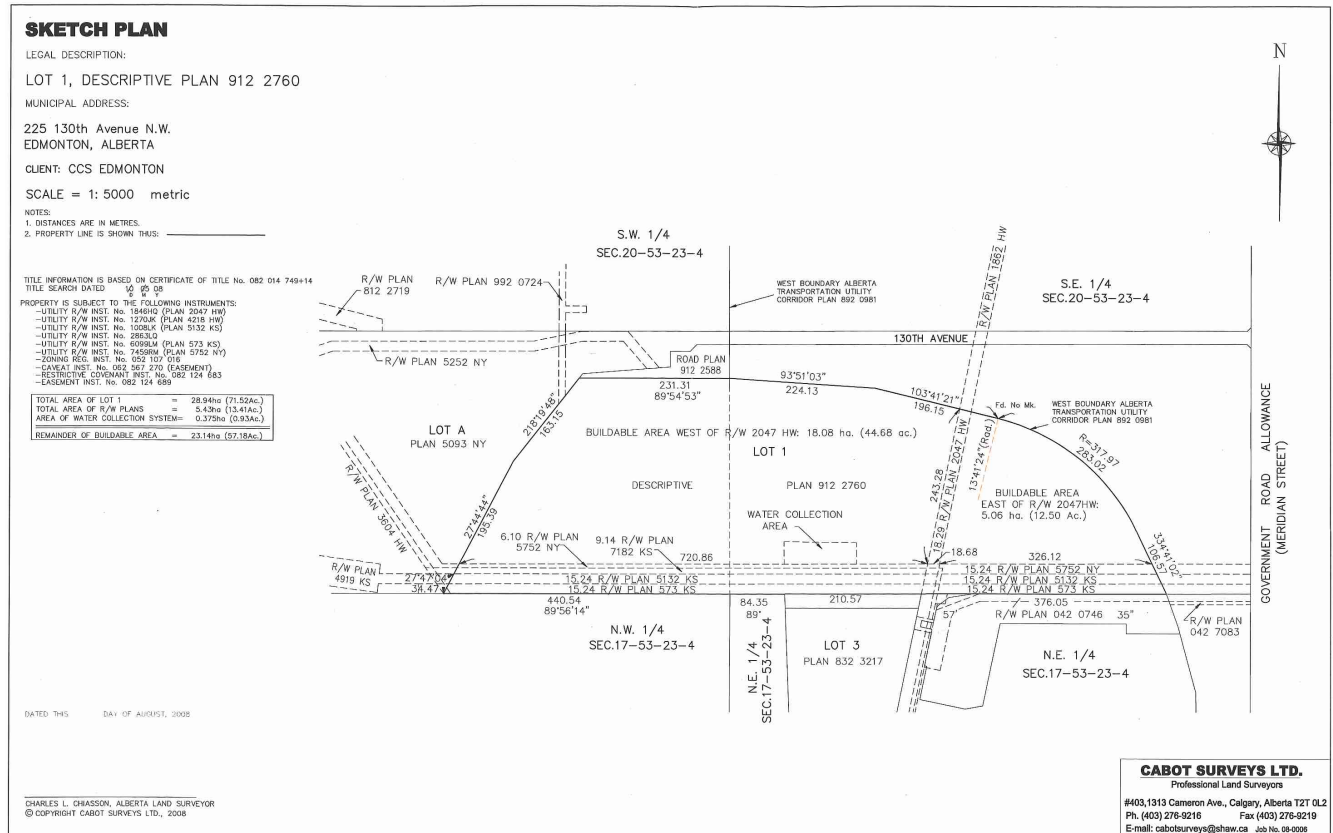
- Minor Industrial, limited to temporary outdoor storage
- Natural Resource Development

Basic Services

- Minor Utility
- Recycling Drop-off Centre

Sign Uses

- Fascia Sign
- Freestanding Sign
- Minor Digital Sign
- Portable Sign





Drive Times & Amenities

- 2 minute drive-time to Anthony Henday Drive
- 3 minute drive-time to Yellowhead Hwy
- Amenities within 10 minutes include Denny's, Honey's BBQ, Taystee Donair & Pizza, Sobeys and Walmart Supercentre.

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