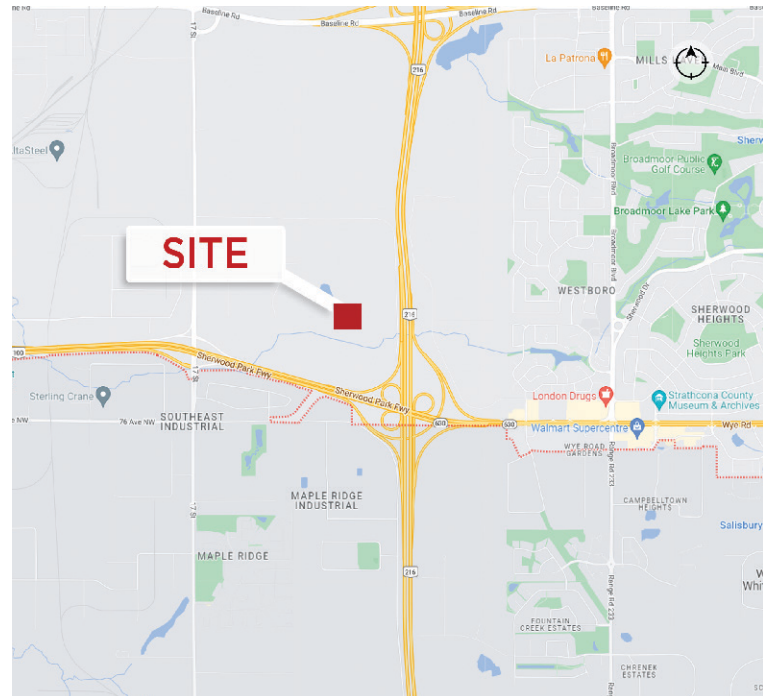




## Economical Yard Opportunity Available For Lease

### Property Highlights

- Economical yard for lease with flexible size options located in East Edmonton
- 2 - 10 Acres of yard area that's gravelled and compacted
- Excellent access to 17th Street, & Anthony Henday Drive
- Short term rental options available
- Flexible zoning with uses that include fleet parking, laydown yard, equipment storage and more



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### Property Details

**Municipal Address:** 8336 1 Street, Sherwood Park, AB  
(Strathcona County)

**Legal Description:** Plan 8120448, Block Z

**Zoning:** Industrial Medium

**Site Size:** 2-10 Acres

**Lease Rate:** \$2,750 per Month  
(0.76 per SF) GROSS

### Aerial



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