



**FOR SALE**

# NW EDMONTON MEDIUM INDUSTRIAL RAIL SERVICED SITE

**12.22 Acres**  
**13020 - 127 Avenue**  
**Edmonton, Alberta**

**6 RAIL TRACKS**  
**PUSH/PULL RAIL SPUR**  
**100 + RAIL CAR CAPACITY**

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**RAIL SPUR SERVICED SITE**  
**RARE MARKET OPPORTUNITY**



**CN MAIN TRAIN RAIL LINE**

**YELLOWHEAD TRAIL/TRANS CANADA HIGHWAY 16**

**127 STREET**

# PROPERTY DETAILS

## MUNICIPAL ADDRESS

13020 - 127 Avenue Edmonton, AB

## LEGAL DESCRIPTION

Plan 8923090, Block 3

## AREA

12.22 Acres

## BUILDING IMPROVEMENTS

Removal negotiable

Tracks recently improved

Push and pull rail spur with 105 rail car capacity

Track maintenance +/- \$50,000 per year

Full municipal services

Heavy power (TBC)

Fibre Internet available

## ZONING

Medium Industrial (IM)

Neighbourhood Parks and Services (PSN)

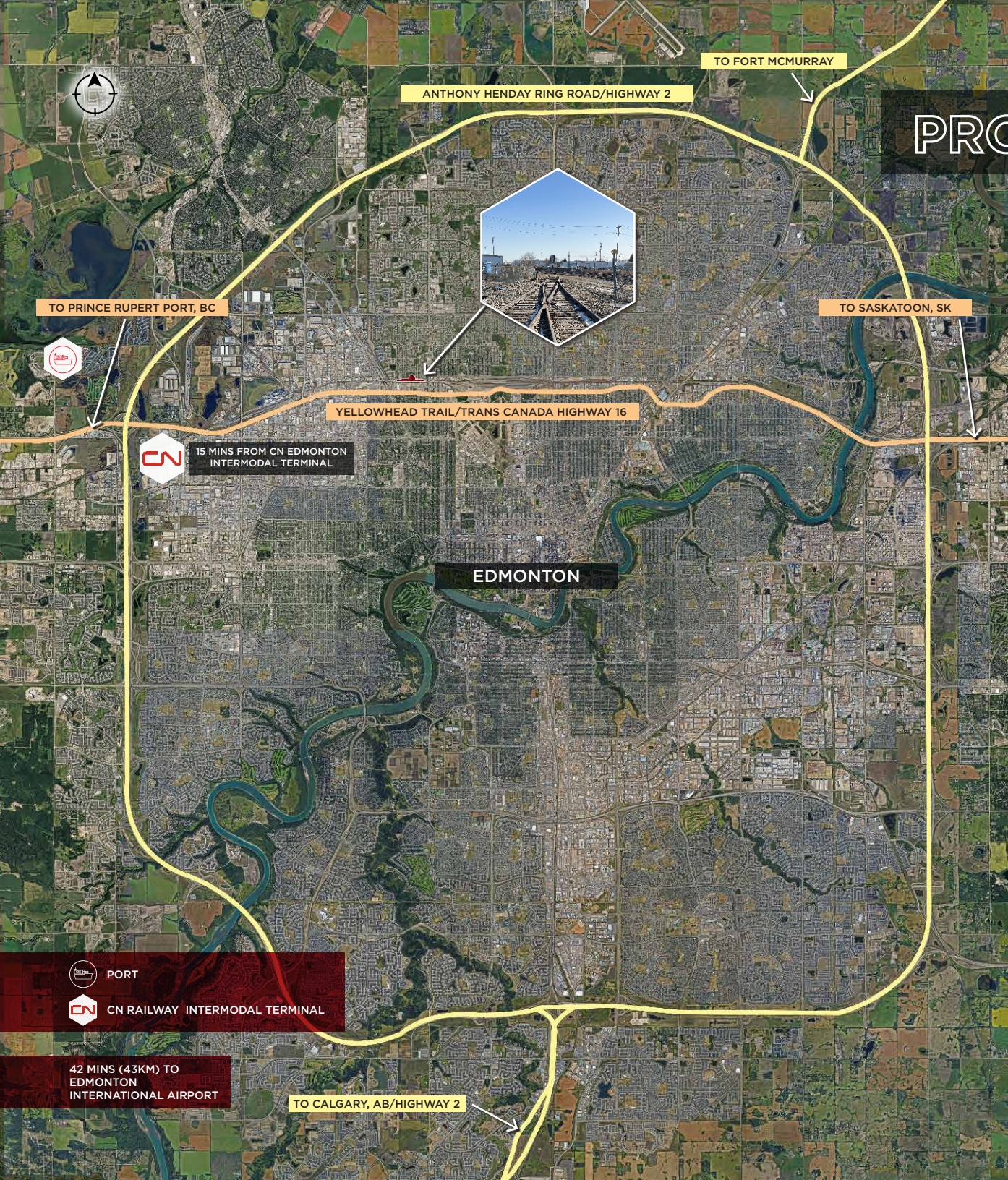
Alternative Jurisdiction (AJ)

## SALE PRICE

Market

## PROPERTY TAX

\$ 145,673.74 (2023)



TO PRINCE RUPERT PORT, BC



YELLOWHEAD TRAIL/TRANS CANADA HIGHWAY 16



15 MINS FROM CN EDMONTON INTERMODAL TERMINAL

EDMONTON



PORT



CN RAILWAY INTERMODAL TERMINAL

42 MINS (43KM) TO EDMONTON INTERNATIONAL AIRPORT

TO CALGARY, AB/HIGHWAY 2

TO FORT MCMURRAY

TO SASKATOON, SK

**AERIAL**



ST. ALBERT TRAIL/HIGHWAY 2

HEAVY TRUCK TRAFFIC ROUTE

CN MAIN TRAIN RAIL LINE

127 AVENUE

127 AVENUE

128 AVENUE

127 STREET

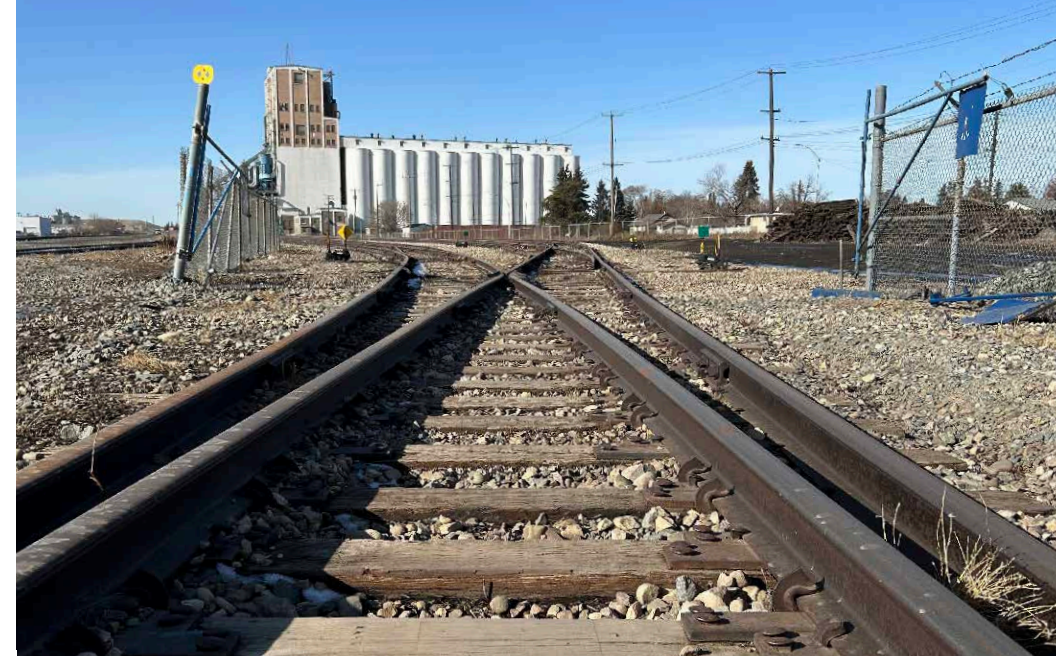
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**VIEW YELLOWHEAD TRAIL REALIGNMENT PLANS**



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