

## \$21,960,000 - 5480 Meridian St Se, Edmonton

MLS® #E4342385

**\$21,960,000**

Bedroom, Bathroom, 3,467,376 sqft

Land Commercial on 79.60 Acres

Maple Ridge Industrial, Edmonton, AB

Rare opportunity to acquire approximately 80 acres (79.6) of IM zoned unserviced land in the Southeast Industrial submarket of Maple Ridge Industrial within city limits of Edmonton. Located adjacent to Anthony Henday Drive (Highway 14) and just north of Whitemud drive. Excellent exposure with over 1,300 feet of frontage on the Meridian Street. Almost all the Land is stripped of the top soil. Perfect for development into small industrial units or good for a major industrial storage. Three older homes rented approximately for \$5,000 per month (TBV).

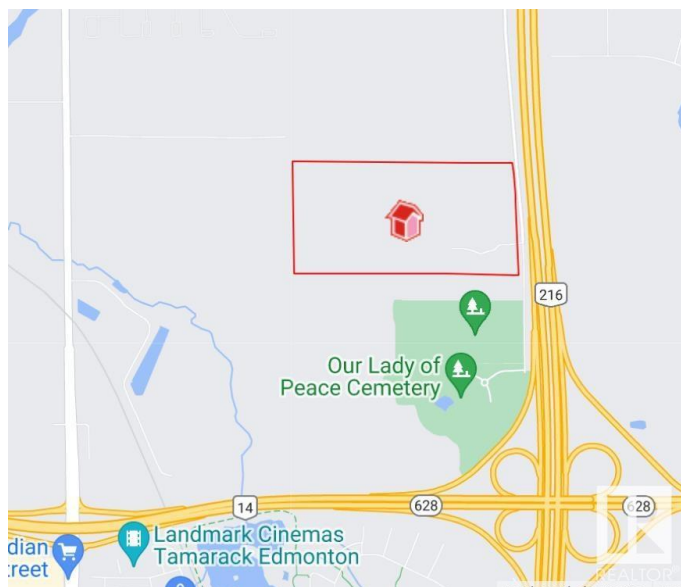
Built in 1957

### Essential Information

MLS® #	E4342385
Price	\$21,960,000
Square Footage	3,467,376
Acres	79.60
Year Built	1957
Type	Land Commercial

### Community Information

Address	5480 Meridian St Se
Area	Edmonton
Subdivision	Maple Ridge Industrial
City	Edmonton



Province AB  
Postal Code T6P 1R3

Exterior

Construction See Remarks

Additional Information

Date Listed May 25th, 2023

Zoning IM

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2024 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 30th, 2024 at 12:17pm MDT