

227 Ave NW

Meridian Street NW

**FOR SALE**

**± 80.0 ACRES**

**MANNING DRIVE NE**



## **FUTURE 80 ACRE DEVELOPMENT SITE**

**22551 Meridian Street, Edmonton, AB**

### **Property Highlights**

This 80-acre agricultural land, located within the Edmonton city limits, is situated along Meridian Street and 227 Avenue, providing easy access to Manning Drive, a key transportation route.

The property lies at the heart of the Edmonton Energy and Technology Park, positioning it as a prime candidate for future development.

Currently zoned for agricultural use, the land also features a 3-bedroom house and a barn, offering additional income opportunities.

It is actively farmed, with the proposed zoning for Research and Development making it a valuable prospect for industrial or technological ventures in the area.

**\$3,600,000**  
ASKING PRICE

**\$45,000/Acre**  
RATE

**± 80.0 Acres**  
LOT SIZE



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**RAVI THAKUR, MBA, ACP**, Vice President | Retail Sales & Leasing, New Developments

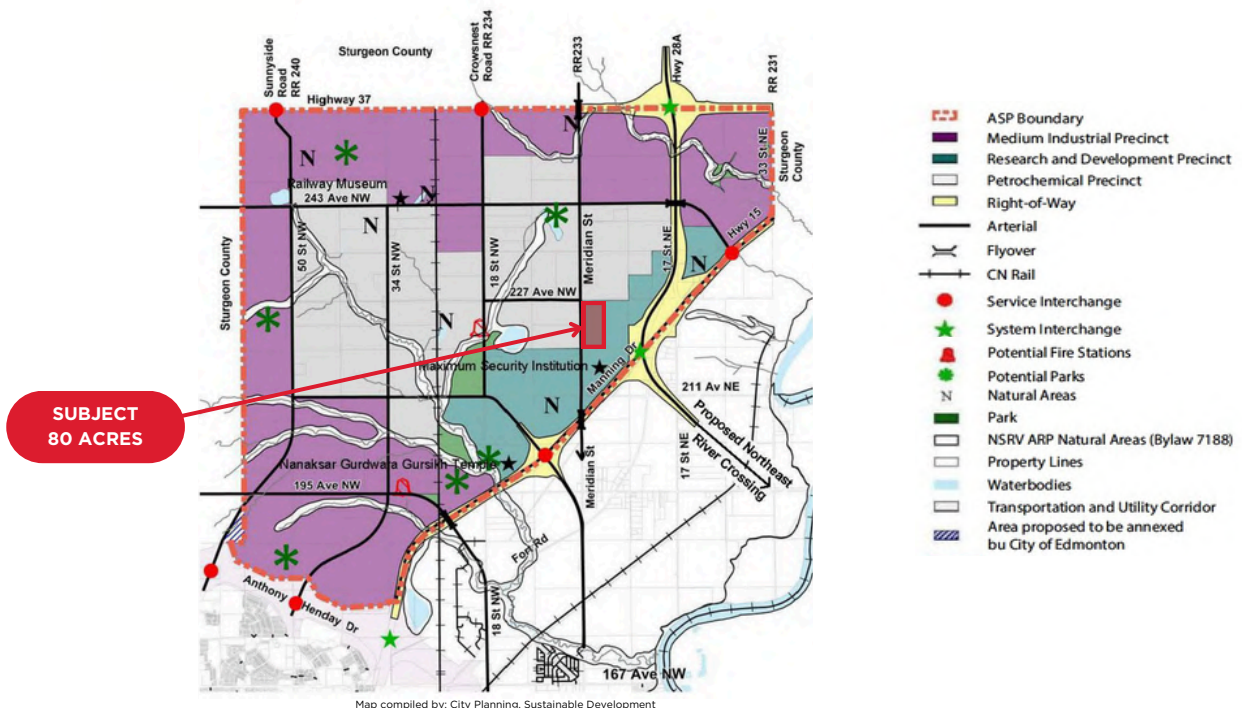
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## DEVELOPMENT CONCEPT - AREA STRUCTURE PLAN

### EDMONTON ENERGY AND TECHNOLOGY PARK





## CONTACT:

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