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

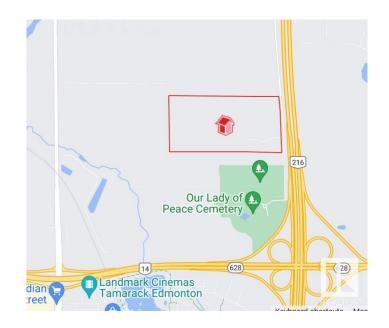
MLS® #E4342385

### \$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 May 3rd, 2024 at 3:17pm MDT