

# \$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 |
|--------|----|

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Listing information last updated on May 3rd, 2024 at 3:17pm MDT