

# \$1,300,000 - 1351 70 Avenue, Edmonton

MLS® #E4415778

**\$1,300,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Maple Ridge Industrial, Edmonton, AB

A RARE FIND!!! Small industrial land parcel and, approximately, 1.41 Acres is available for sale immediately. This Parcel is located in highly desired South East Part (Maple Industrial) of the City. This serviced land has approximately 200 feet frontage to 70 Avenue, and is just off 17 street. Great connectivity with minutes off, to and from, Sherwood Park Freeway, Anthony Henday Drive and, Whitemud Drive. Potential usages for a future development include but not limited to: Warehouse, Storage and distribution centre, Self Storage, Manufacturing, Processing of raw material and, vehicle repair and service centre. Geotech and, Phase 1 Environmental Reports from late 2023 are on file.



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4415778        |
| Price     | \$1,300,000     |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Land Commercial |
| Status    | Active          |

## Community Information

|         |                |
|---------|----------------|
| Address | 1351 70 Avenue |
| Area    | Edmonton       |

|             |                        |
|-------------|------------------------|
| Subdivision | Maple Ridge Industrial |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6P 1N5                |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | December 10th, 2024 |
| Days on Market | 220                 |
| Zoning         | Zone 42             |

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Listing information last updated on July 18th, 2025 at 6:17pm MDT