\$3,000,000 - 2004 Yellowhead Trail, Edmonton

MLS® #E4455120

\$3,000,000

0 Bedroom, 0.00 Bathroom, Land Commercial on 0.00 Acres

Clover Bar Area, Edmonton, AB

This 3.48-acre parcel of Medium Industrial (IM) land is ideally situated along Yellowhead Trail, across the highway from Sherwood Park, offering exceptional visibility and access. The property is accessed by a service road on the south side, with additional access available from the north side, off 119th Avenue NE. The entire parcel is fully fenced and cross-fenced, currently utilized as two separate yards, both having access through 40-foot gates. The site features a compacted gravel surface, making it well-suited for a variety of industrial uses. Power infrastructure includes three-phase 600-volt service on the north side and a 5 kVA transformer on the south side. There are approximately 19 plug-ins for trucks. Industrial opportunities in this prime location are extremely rare, making this property a standout option for businesses seeking a strategic and well-serviced yard.

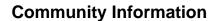
Essential Information

MLS® # E4455120 Price \$3,000,000

Bathrooms 0.00 Acres 0.00

Type Land Commercial

Status Active







Address 2004 Yellowhead Trail

Area Edmonton

Subdivision Clover Bar Area

City Edmonton
County ALBERTA

Province AB

Postal Code T8S 1B4

Additional Information

Date Listed August 28th, 2025

Days on Market 65

Zoning Zone 43

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Listing information last updated on November 1st, 2025 at 4:17am MDT