

## \$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-served yard.

### Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4455120        |
| Price     | \$3,000,000     |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Land Commercial |
| Status    | Active          |

### Community Information



|             |                       |
|-------------|-----------------------|
| 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 | 17                |
| Zoning         | Zone 43           |

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Listing information last updated on September 14th, 2025 at 7:02am MDT