

\$998,000 - 2803 51 Avenue, Edmonton

MLS® #E4459644

\$998,000

0 Bedroom, 0.00 Bathroom,
Land Commercial on 0.00 Acres

Southeast Industrial (Edmonton), Edmonton,
AB

Strategically positioned within the established industrial zone of Southeast Edmonton, this premium corner land parcel offers exceptional access to the region’s primary truck route network—ensuring seamless transportation for heavy-load vehicles and goods. Located on the highly visible and well-traveled 51 Avenue, this site boasts a desirable southwest orientation, surrounded by a thriving and efficient industrial environment. The lot is fully serviced to municipal standards, offering developers a streamlined path to construction. A development permit is already secured for a modern 6-unit industrial building, featuring 15,036 sq. ft. on the main floor and an additional 6,050 sq. ft. on the second floor, providing a total of over 21,000 sq. ft. of functional space. This is a rare opportunity to acquire a shovel-ready industrial development site in a high-demand location—ideal for businesses looking to expand or investors seeking a turn-key project in a strong economic corridor.

Essential Information

MLS® #	E4459644
Price	\$998,000
Bathrooms	0.00



Acres	0.00
Type	Land Commercial
Status	Active

Community Information

Address	2803 51 Avenue
Area	Edmonton
Subdivision	Southeast Industrial (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6P 1J7

Additional Information

Date Listed	September 26th, 2025
Days on Market	19
Zoning	Zone 42

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 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 October 15th, 2025 at 4:32pm MDT