

FOR SALE – HEAVY INDUSTRIAL LAND

CPR IRVINE

Edmonton

FILE#: CS240012-YA

HOLDING#: 1000294

LAST UPDATE: March 2026

PRICE REDUCED

SUBJECT PROPERTY



9940 – 65 Avenue NW
\$1,500,000

Property Type:	Industrial Land
Neighbourhood:	CPR Irvine
Sector:	South Central
Legal Description:	Plan 9720088, Block 34, Lot 11
Total Land Area:	43,290 sq.ft. or 0.994 acres (more or less)
Existing Land Use Zone:	IH – Heavy Industrial Zone
Tax Roll Number:	9945618
Estimated Taxes 2025:	Not Available <small>(subject to verification by Assessment and Taxation)</small>
Annual Local Imp. Charges:	Not Available

Strategically located **Heavy Industrial (IH)** zoned prime development property in **CPR Irvine**. This is an unique opportunity to balance work and lifestyle. The site benefits from a diverse labour pool, major transportation routes, and a variety of amenities, including trendy retail and dining options.

Exceptional connectivity with easy accessibility to major arterial roads like 99 Street, Gateway Boulevard, and Calgary Trail South. Excellent **public transportation** options are a nearby **bike network** further enhance accessibility. The close proximity to Downtown Edmonton and other manufacturing and industrial areas provide additional advantages for businesses and employees.

Full municipal utilities are available at the lot line. The level fenced lot fosters optimal development potential and efficient operations. This emerging, dynamic location is an attractive option for those seeking a convenient, and high-potential business environment.

Buyer's Application Form

[DOWNLOAD PDF](#) (scan, email or mail)

10th Floor Edmonton Tower
10111 – 104 Avenue NW
Edmonton, AB T5J 0J4

City of Edmonton
OWNER
Real Estate

The information contained herein is believed to be true, but does not constitute a contract. Buyers should verify all information to their own satisfaction. Price, terms and conditions are subject to change within notice. GST is not included in price.

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OTHER INFORMATION

- Development property in the CPR Irvine Industrial Area. This property has immediate access to 99 Street NW and efficiently connected to other major arterial roads. (1.1 km to Calgary Trail; 2.4 km to Whitemud Drive).
- All costs associated with any modifications, upgrading, addition, modification, and/or relocation of services (new or existing), required by any new development will be borne by the Buyer.
- Although the land has undergone remediation, the City does not guarantee that the property is free from contamination.
- The Buyer is responsible for completing their own environmental due diligence.



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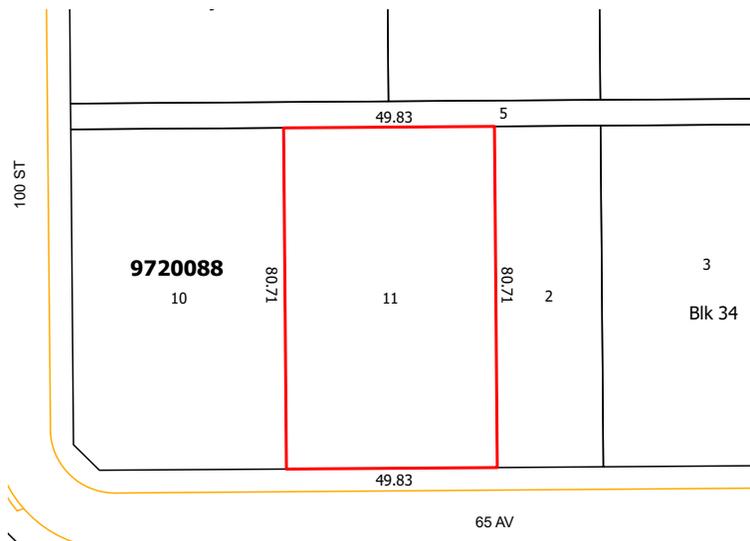
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CONDITIONS OF SALE

1. All sales are subject to approval of the Branch Manager of Real Estate, Financial and Corporate Services, and/or the Executive Committee of the City Council.
2. The Buyer will be required to submit a deposit cheque in the amount of 10% of the purchase price upon execution of a sales agreement.
3. All developments shall comply with the development regulations.
4. The property is being sold on a strictly as is, where is basis. Any representations or information regarding the size, configuration, dimensions, zoning, utility services, environmental quality/liability, soil conditions or developability with respect to the property are taken and relied upon at the Buyers sole risk; the Buyer has an obligation to ascertain the accuracy of all such information.
5. All costs associated with new roadways and/or servicing will be the responsibility of the Buyer. In addition, all costs associated with roadway modifications, upgrading, relocation of existing services, required by any new development will be solely borne by the Buyer. The Buyer is solely responsible for all work and costs to meet their intended use.
6. The Buyer is solely responsible for all work and costs to meet their intended use.



PURCHASE PROCESS

1. All interested parties must submit a [Buyer's Application Form](#) to the City. The City will contact the selected applicant to further negotiate and formalize a sale agreement.

All submissions should be emailed to:

propertysales@edmonton.ca

Email Subject Line:

"CS240012 CPR Irvine – Submission"

or Mail to:

Attn: Supervisor, Property Sales
2nd Floor Mailroom, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, AB T5J 0J4

2. Buyers must acknowledge the involvement or assistance of any Licensed Real Estate Brokers within their submission.
3. The City reserves the right at its discretion, to accept, reject or further negotiate with any or all applicants and/or cancel or modify this offering.

ADDITIONAL INFORMATION

For additional background information, it is recommended that applicants review the following:

- [Scona District Plan](#)
- [IH – Heavy Industrial Zone](#)
- [Land Development Applications](#)
- [Rezoning and Plan Amendment Process](#)